



Corn Fields

Austrey

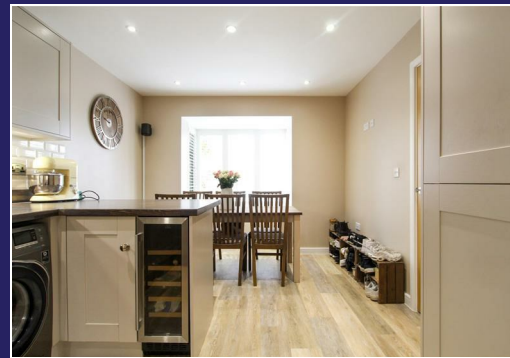
Asking Price £355,000



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Tenure
Freehold

Accommodation Details

Entrance and Approach

This attractive, three bedroom, link detached house is located off of the quiet and attractive cul-de-sac of Corn Fields in Austrey. This property was built in 2018.

Link attached by the garage. This house has a block paved driveway with a black up and over garage door along with a small lawn area and attractive shrubbery. From the outside there is a tiled storm porch with bay window and entrance is via the red composite front door fitted with privacy glass.

Entrance Hall

This delightful entrance hall with fitted floor mat leads onto herringbone laminate flooring. Decorated in magnolia with multiple plug sockets, Honeywell thermostat and under stairs storage. This area of the property branches off to the downstairs cloakroom, kitchen diner, living room and stairs to the first floor.

Cloakroom

6'8" x 3'5" (2.04 x 1.06)

A modern cloakroom fitted with wall mounted, dual flush WC and hand basin with chrome mixer tap. There is a small privacy window and built in extractor fan

Kitchen Diner

19'5" x 10'5" (5.93 x 3.18)

Fabulously bright space with large bay window fitted with modern shutters and space for a dining table. The current vendors have a six seater dining table and chairs in situ. The kitchen base and wall units are in a soft, latte colour with dark wood effect butcher style worktops and silver handles. The kitchen comes with an integrated Fridge and Freezer, dishwasher, wine cooler, space and plumbing for washing machine, half height double oven, electric hob and built-in chrome and glass extractor hood. This room has been

decorated with cream tiles to half height and neutral coloured walls with spotlights fitted to the ceiling and light wood affect laminate flooring.

Living Room

17'7" x 10'8" (5.38 x 3.26)

This room takes up the width of the property and benefits from a large window along with patio doors leading out into the rear garden. This room has been decorated in neutral tones with cream carpets to the floor and two chandelier style lights fitted to ceiling. There are multiple plug sockets along with aerial and TV points and a thermostatic controlled radiator.

Stairs and Landing

Leading up to the first floor you have a neutrally decorated stairway with cream carpets to the floor, spotlights to the ceiling and white railings with wooden banister. The stairs lead up to the landing space which branches off to 3 bedrooms and the family bathroom along with loft access and the airing cupboard line.

Bedroom One

15'6" x 9'10" (4.74 x 3)

Located at the rear of the property this is a large double bedroom which looks out over the rear garden and fitted with multiple plug sockets and aerial point. This room has been decorated neutrally with cream carpets to the floor and double pendants ceiling lights.

Ensuite

8'2" x 5'6" (2.50 x 1.68)

This ensuite shower room also has a window fitted with privacy glass and tile effect lino to the floor. This modern shower room has been decorated with tiles to half height with a dual flush, wall mounted WC, standard size hand basin with chrome mixer tap, large shower cubicle with two showerheads and a chrome heated towel rail. This room also has a built-in extractor fan and spotlights to the ceiling.

Tel: 01530 271313

Bedroom Two

12'1" x 9'6" (3.69 x 2.90)

Located at the front of the property this generous double bedroom has been decorated in neutral tones of white with green feature wall. This room has grey carpets to the floor and a large window looking out over the front of the property comfortably fitting a double bed, wardrobes, dressing table and other furniture

Bedroom Three

9'3" x 8'4" (2.82 x 2.55)

Located at the front of the property, the smallest of the rooms which could still fit a double bed.

This room has been decorated neutrally with the cream carpets we've seen previously to the floor and looking out over the quiet cul-de-sac

Family bathroom

7'8" x 6'0" (2.35 x 1.83)

A beautiful modern family bathroom tiled in grey high gloss tiles to half height and surrounding the full-size bath. The bath has a glass shower screen along with chrome shower over the bath and chrome mixer taps. There is a full size pedestal hand basin along with wall mounted dual flush WC. This room also has a heated

chrome towel rail, spotlight to the ceiling, extractor fan and grey tiled flooring along with a double shaving socket.

Local Authority and Council Tax Band

North Warwickshire

Band D

Postcode for Sat Navs

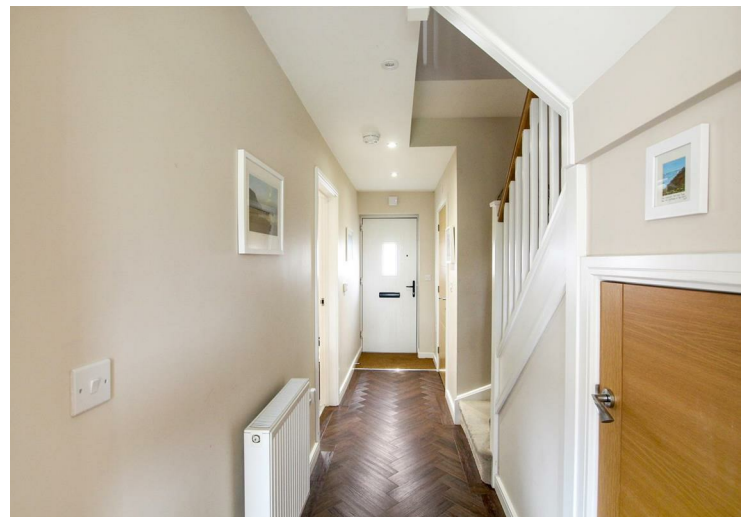
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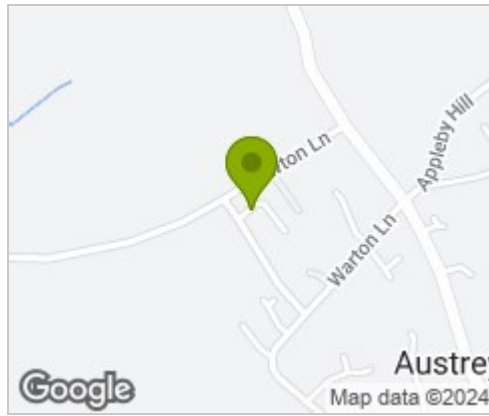
Out of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

Property to Sell?

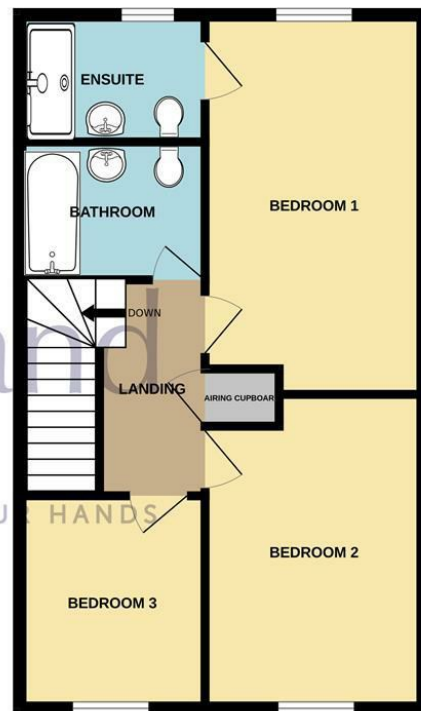
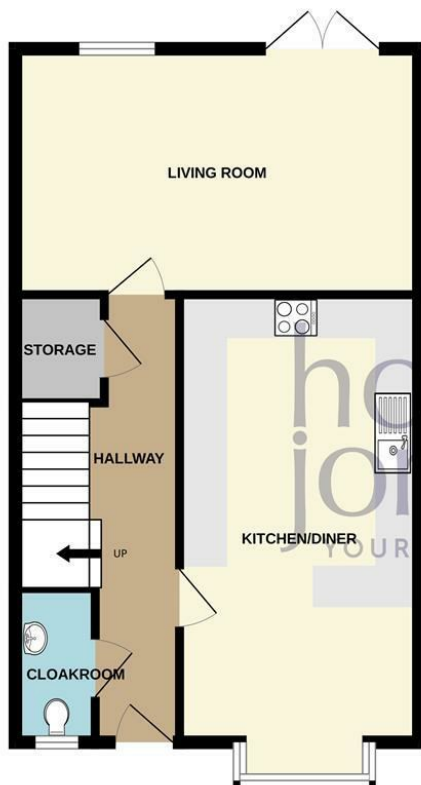
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: D. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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