



8 Regency Drive
Alcester
B49 5QB
£675,000

An excellent opportunity to purchase a substantial four bedroom detached family home in pristine condition, situated in a quiet location a short distance North of the market town of Alcester. The property briefly comprises of; porch, reception hall, living room, play room, kitchen/dining/family room, utility room mainly being heated by underfloor heating. To the first floor there is a master bedroom with ensuite, guest bedroom with en suite, two further bedrooms and a family bathroom. Outside to the rear is a generously sized garden with glorious open countryside views.

Porch

7'8" x 3'8" (2.35m x 1.13m)

Having a ceramic tiled floor and a double glazed sliding door, a composite front door giving access to the entrance hall and a cold feed tap.

Hallway

13'9" x 7'6" (4.2m x 2.3m)

Having Moduleo wood effect flooring, staircase rising to the first floor and solid oak doors leading to ground floor rooms.

Play Room

8'8" x 11'7" (2.66m x 3.55m)

Having Moduleo wood effect flooring and bow window to the front elevation.

WC

2'8" x 4'3" (0.82m x 1.3m)

Having a WC and hand basin, ceramic tiles to all four walls and a frosted window to the front elevation.

Kitchen Area

10'11" x 17'8" (3.33m x 5.4m)

Having a tile effect Karndean floor with a range of wall and base units with quartz worktops over, with LED lighting in the plinths. Integral appliances to include; oven, microwave oven with plate warmer below, fridge, freezer, dishwasher and a five ring induction hob with extractor hood over, composite sink with mixer tap over. Central island and window overlooking the open countryside and two Velux windows.

Dining Family Area

18'4" x 13'1" (max) (5.6m x 4m (max))

Having four panelled bi-fold doors leading to the rear garden, Velux windows allowing natural light to flood through and door leading to;

Utility Room

8'6" x 4'1" (2.6m x 1.26m)

Having a base unit with quartz worktop over, stainless steel sink with mixer tap over, space and plumbing for a washing machine. Doorway giving access to;

Garage

9'9" x 18'10" (2.98m x 5.76m)

Having an electric roller/shutter door, an electric car charging point, a wall mounted Worcester combination boiler and a Worcester pressurised cylinder.

Living Room

17'3" x 19'8" (max) (5.26m x 6m (max))

Being dual aspect, having Moduleo wood effect

flooring with a central log burning stove, sliding patio doors to the rear garden and a bow window to the front elevation. Door leading to;

Second Reception Room

13'10" x 19'8" (4.24m x 6m)

Currently being used as a home office, having a multitude of uses such as dining room, gym. Having Moduleo wood effect flooring and a window overlooking the rear garden and double patio doors to the side garden

First Floor

Landing

11'9" x 8'1" (3.6m x 2.47m)

Generously sized galleried landing having an oak stair rail with glass inserts. Solid oak doors allowing access to the first floor rooms.

Bedroom One

11'9" x 11'6" (3.59m x 3.51m)

Generously sized master bedroom with a large picture window overlooking open countryside, doorway leading to;

En-Suite Bathroom

7'1" x 8'7" (2.18m x 2.64m)

Having ceramic tiles to all four walls and Karndean wood effect flooring with electric underfloor heating, a large walk-in shower with rainfall shower head over, bath with mixer tap and shower head over, WC and hand basin with vanity unit below. Window to the rear elevation.

Bedroom Two

8'8" x 12'1" (2.66m x 3.7m)

Having a window to the front elevation and doorway leading to;

En-Suite Shower Room

4'11" x 8'0" (1.51m x 2.46m)

Having ceramic tiles to all four walls and floor with electric underfloor heating, a large walk-in shower with rainfall shower over, WC and hand basin inset to vanity unit. Frosted window to the front elevation.

Bedroom Three

9'10" x 11'5" (3m x 3.49m)

Another good sized double bedroom, having a window to the rear elevation.

Bedroom Four

8'5" x 8'1" (2.58m x 2.47m)

A generously sized single bedroom with a window to the front elevation.

Family Bathroom

6'6" x 8'4" (2m x 2.55m)

Having ceramic tiles to all four walls and tile effect Karndean flooring with electric underfloor heating, bath with mixer tap and shower head over, WC and hand basin inset to vanity unit. A window to the rear elevation.

Outside

A large composite fitted deck, providing a large entertaining area. The garden is mainly laid to lawn with a natural stone patio to the side and secure gate providing access to the front. The rear boundary is defined by a low picket fence, not obstructing the glorious open countryside views.

Driveway

Being laid to block paving, providing parking for several vehicles.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

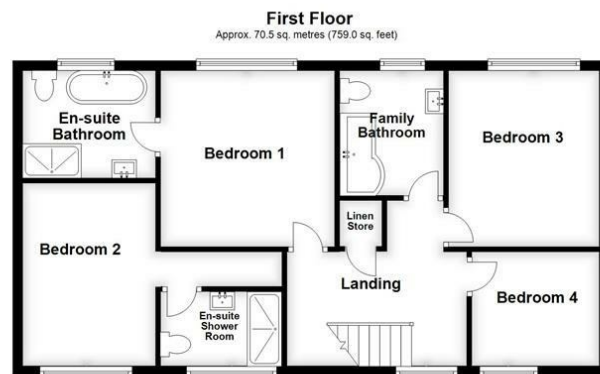
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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Total area: approx. 213.0 sq. metres (2292.6 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

