



34 Sutcliffe Drive

Harbury **CV33 9LT**

Offers Over £300,000

34 Sutcliffe Drive

Harbury

Being attractively positioned within a no-through road and within easy reach of facilities in the heart of Harbury village, this link-detached bungalow is offered for sale with the benefit of no onward chain. Offering gas centrally heated accommodation with UPVC double glazed windows, the bungalow enjoys an attractive lawned garden to the rear with a pleasant secluded feel, whilst internally notable features include a through lounge/dining room, kitchen, two comfortable bedrooms and a shower room. A further significant feature is the UPVC double glazed conservatory which extends along the side of the bungalow and gives an appealing outlook over the rear garden. Overall this is an excellent opportunity to purchase a comfortable bungalow within a particularly popular and well regarded village.

LOCATION

Lying approximately six miles south-east of Leamington Spa being a similar distance from Warwick and around three miles from the nearby market town of Southam, Harbury is well known for its sense of community as well as having an excellent range of facilities at its heart including several public houses, village shops, together with post office, doctors' surgery, a lovely old church and highly regarded Church of England primary school. There are also many social facilities including a thriving village hall and tennis club. There are good local road links available to the Midland motorway network, notably the M40 as well as the Jaguar Land Rover and Aston Martin installations at nearby Gaydon. Regular rail services operate from Leamington Spa and Warwick.

ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

ENCLOSED ENTRANCE PORCH

Having matching double glazed side windows and inner entrance door to:-

ENTRANCE HALLWAY

With central heating radiator and door to:-

LOUNGE/DINING ROOM

6.53m x 3.76m max (21'5" x 12'4" max)

With reconstituted stone fireplace having matching hearth, UPVC double glazed window to front elevation and two central heating radiators.

KITCHEN

3.15m x 2.13m (10'4" x 7'0")

Being fitted with a range of oak panelled style units and comprising base cupboards and drawers with matching wall cabinets to two sides, roll edged worktops with tiled splashbacks and inset stainless steel sink unit, fitted ceramic electric hob with filter hood over and fitted electric oven, UPVC double glazed window, central heating radiator and door giving external access to the side of the property.

INNER HALLWAY

With access trap to the roof space, built-in cupboard housing the Worcester gas fired boiler and doors to:-

BEDROOM ONE (REAR)

4.11m x 2.74m (13'6" x 9'0")

With UPVC double glazed window and central heating radiator.

BEDROOM TWO (REAR)

3.18m x 2.72m (10'5" x 8'11")

With UPVC double glazed window and central heating radiator.

SHOWER ROOM

With partly ceramic tiled walls and white fittings comprising close coupled WC, pedestal wash hand basin, walk-in shower enclosure with glazed door giving access and fitted shower unit, obscure UPVC double glazed window, central heating radiator and mirrored wall cabinet.

Features

Link-Detached Bungalow

Popular Village Location

Lounge/Dining Room

Kitchen

Double Glazed Conservatory

Two Bedrooms

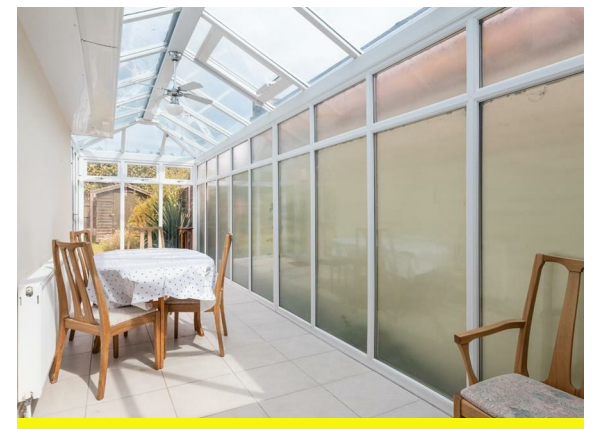
Shower Room

Gardens to Front and Rear

Parking and Garage

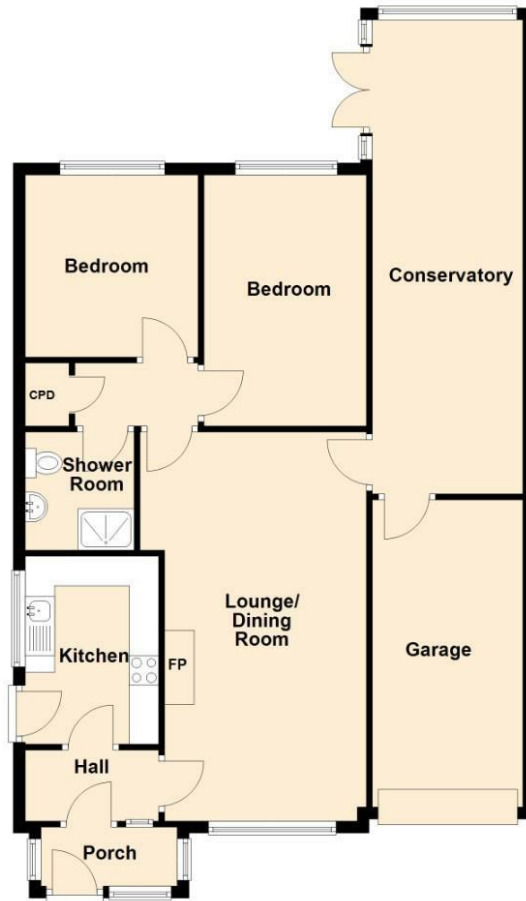
No Chain





Floorplan

Ground Floor
Approx. 100.6 sq. metres (1083.2 sq. feet)



Total area: approx. 100.6 sq. metres (1083.2 sq. feet)
34 Sutcliffe Drive, Harbury

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Stratford District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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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