



FOR STARTERS



ASKING PRICE
£320,000

MAIN COURSE

A Peaceful Three-Bedroom Home in an Ettington Cul-de-Sac

Located in a peaceful cul-de-sac in the popular village of Ettington, this three-bedroom home offers well-balanced accommodation and a beautiful garden, all within a quiet and friendly setting.

To the front of the property is a well-established garden filled with a range of plants and flowers, giving the house great kerb appeal. A generous side access to the left offers useful space for storage, bin access, or future potential.

Inside, the hallway is spacious and separate from the main living areas - ideal for storing coats, shoes, and making a tidy entrance. Off to the right is a bright and comfortable living room with a large window overlooking the front garden and a feature fireplace providing a central focal point.

To the rear is an open-plan kitchen and dining space. The kitchen is modern, with plenty of units and worktop space, while the dining area has room for a good-sized table. French doors open directly onto the rear garden, making the space feel open and connected. There's also a useful storage cupboard under the stairs.

Upstairs, there are two generously sized double bedrooms and a third single bedroom, which could work well as a study, child's room, or dressing room. A large family bathroom with a shower over the bath



serves all three bedrooms.

The rear garden is a real strength of this property. A raised patio area provides a great spot for outdoor dining, with steps leading down to a garden that's full of mature plants and greenery. At the end of the garden, a gate leads to an additional area that the current owner has adapted as an off-road parking space - a practical bonus for day-to-day living.

This is a well-kept, comfortable home in a peaceful part of the village, perfect for buyers looking for a quiet location without compromising on space or outdoor potential. Call our office to book your viewing!



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - F



West Facing



Mains Electric,
Water, Drainage

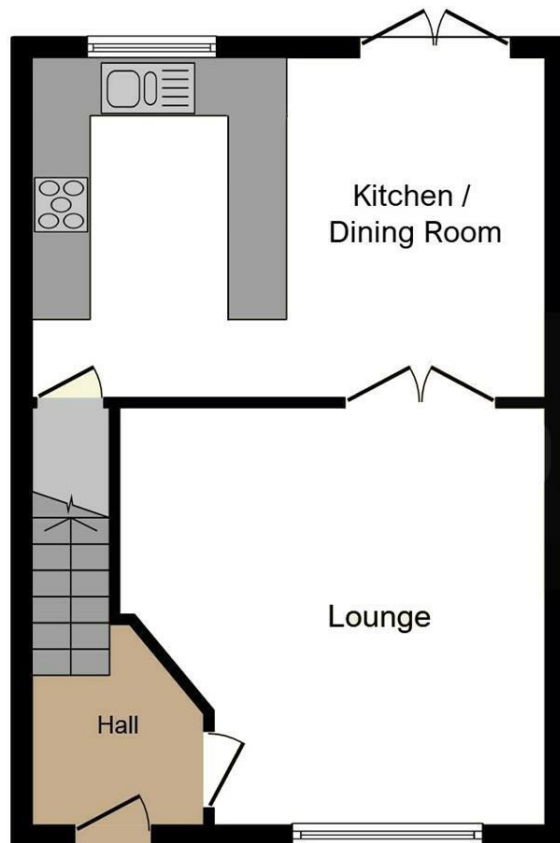


Cala Gas/Electric Boiler

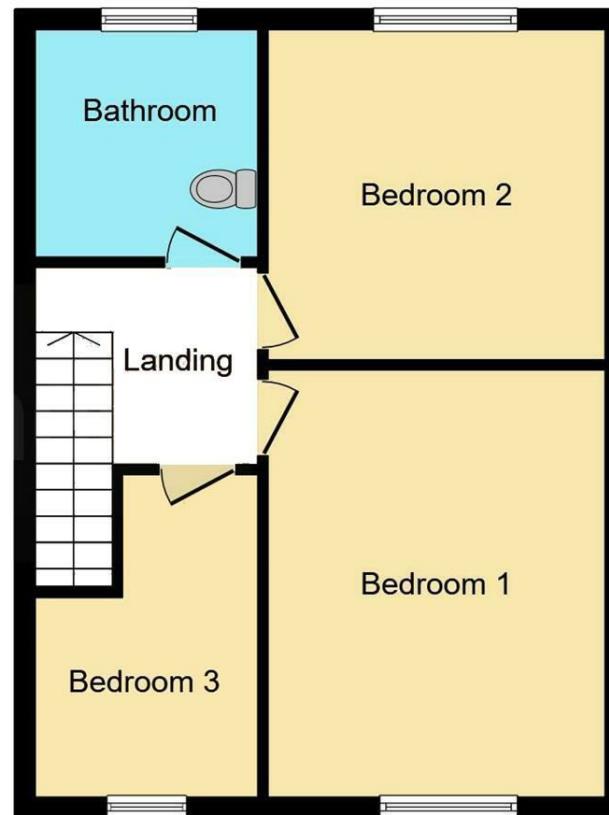


Ettington Primary
Kington Green High
School

WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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