



Burford Southam Road, Long Itchington, Southam, Warwickshire, CV47 9QL
£435,000

NEWMAN
ESTATE AGENTS

Burford Southam Road, Long Itchington, Southam, Warwickshire, CV47 9QL

A BEAUTIFULLY MODERNISED 3 BEDROOM BUNGALOW WITH A LARGE GARDEN, IDEAL TO LIVE THE "GOOD LIFE"

This well thought out home has been totally refurbished by its current owners, the property comprises LARGE DRIVEWAY which leads to a GENEROUS OUTSIDE BIKE STORE/WORKSHOP and a welcoming front entrance, inside there is an entrance hall with useful office space, cosy SITTING ROOM with a large bay window, there is a bespoke KITCHEN/DINER, modern family bathroom and 3 DOUBLE BEDROOMS with fitted wardrobes in all and an EN-SUITE to the master. The GENEROUS GARDEN has a space for adults & children alike with room for entertaining, play and currently chickens! A MUST SEE FAMILY HOME IN A SOUTHAM AFTER VILLAGE.

Contact Details

For further information or to arrange a viewing please contact our Southam office on 01926 814713.

Front Of House

The property has a sweeping slate chipped driveway for up to 5 cars with a front garden, which has been laid to lawn and a planted border. The driveway leads to the front entrance, gated side access and the bike store/workshop.

Entrance Hall

The entrance hall has a laminated wood floor, there is a radiator, double doors for storage cupboard and doors leading to the sitting room, kitchen/diner, family bathroom, utility and all the bedrooms.

Sitting Room

14'5 x 13'6 (4.39m x 4.11m)

The cosy sitting room has a carpeted floor, radiator, wood burner and bay window to the front aspect.

Bathroom

14'6 x 5'9 (4.42m x 1.75m)

The modern family bathroom has a vinyl floor, the white suite comprises low level WC, wash basin with vanity unit below, bath with mixer shower and a shower enclosure. There are part tiled walls, a heated towel rail and an obscured window to the side.

Kitchen/Diner

18'6 x 14'2 (5.64m x 4.32m)

The stylish bespoke kitchen/diner has a tiled floor with underfloor heating, There are white gloss wall and base units with a solid wood worktop and peninsula, the kitchen has 2 x stainless steel sinks, a tiled splashback, there are integrated appliances including a hob, double oven and

dishwasher. There is also appliance space for a fridge/freezer, a door to the side and double doors to the rear garden.

Utility

5'5 x 5'1 (1.65m x 1.55m)

The utility has a tiled floor, there is appliance space for a washing machine, shelving with worktop above. The boiler is housed here.

Master Bedroom

11'8 x 9'10 (to the wardrobes) (3.56m x 3.00m (to the wardrobes))

The master bedroom has a carpeted floor, there are fitted wardrobes, a radiator, door to the en-suite and window overlooking the garden.

En-suite

5'1 x 5' (1.55m x 1.52m)

The en-suite has a vinyl floor, the white suite comprises low level WC, wash basin with vanity below and shower enclosure. The walls are part tiled, there is a heated towel rail and an obscured window to the rear aspect.

Bedroom 3

10'7 x 8'7 (3.23m x 2.62m)

Bedroom 3 has a carpeted floor, there is a radiator, built in wardrobes and a window to the side aspect.

Bedroom 2

11'3 x 10'7 (3.43m x 3.23m)

Bedroom 2 has a carpeted floor, there is a radiator, built in wardrobes and a window to the front aspect.

Garden

The rear garden is a fantastic size, to the rear of the kitchen/diner is a paved seating area ideal for entertaining, a pathway leads to the chicken coop and also the greenhouse and raised vegetable

beds. There is also rear access to the bike store/workshop and gated access to the front.

Bike Store/Workshop

The store has double doors to the front and a door and window to the garden, it is split into two sections, one being the bike store and the other a workshop.

Further Information

The kitchen/diner has underfloor heating

The property has a Nest heating system

CCTV & Security system

DISCLAIMER: Whilst these particulars are believed to be correct and are given in good faith, they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise, as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof and areas, measurements and distances are given as a guide only. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

Council Tax

Tax Band D

Please check tax bands with the link below

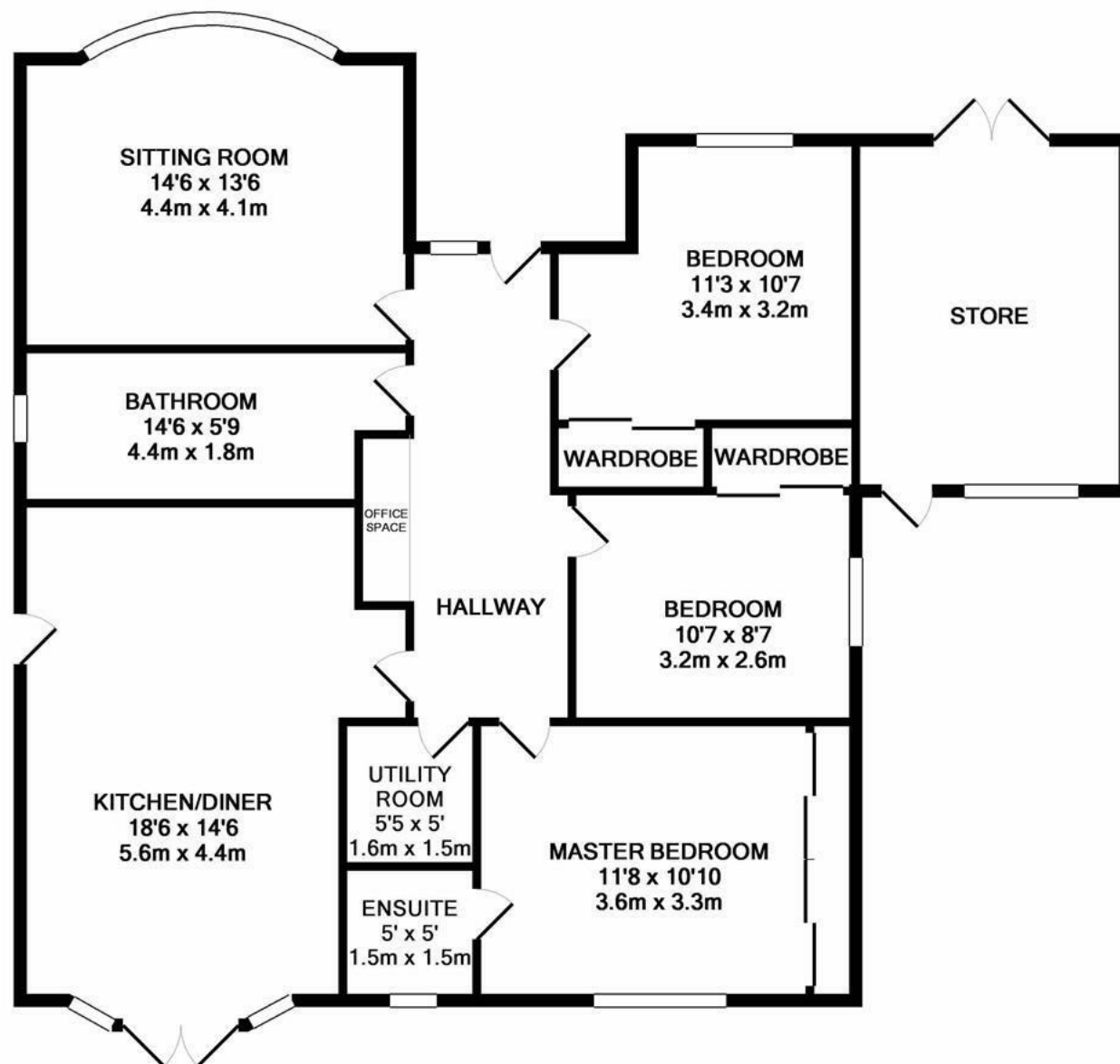
<http://cti.voa.gov.uk/cti/units.asp>



Mark & Lorna Kermode

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TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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		

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		

