

House - Detached

STEPPING STONES, BIDFORD-ON-AVON WARKS, B50 4PH

Asking Price

£612,000

FEATURES

- The Dorchester
- Dining Orangery
- Study/Playroom
- Off Road Parking
- Council Tax Band - F
- Four Double Bedrooms
- Wet Room
- Well Established Garden
- Detached Double Garage
- Energy Performance Rating - C



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BEAUTIFUL FOUR
BEDROOM HOME



4 Bedroom House - Detached located in Alcester

Entrance Hallway

Obscure double glazed door to the front aspect, single panel radiator, understairs storage cupboard, wood effect flooring and stairs leading to the first floor. Leads to the W/C, Sitting Room, Study, Kitchen and Orangery.

Sitting Room

21'8" x 10'2"

Double glazed window to the front aspect, double glazed patio doors to the rear aspect, TV point, telephone point, wood effect flooring, single panel radiator, double panel radiator, two wall lights, two ceilings lights and feature gas fire.

Study/Playroom

10'3" x 8'5"

Double glazed window to the front aspect, wood effect flooring, one central ceiling light and double panel radiator.

Downstairs W/C

Dual flush w/c, corner wash hand basin, tiled splash back, wood effect flooring, single panel radiator, spot lights and extractor fan.

Kitchen

14'7" x 8'2"

Double glazed window to the rear aspect, double glazed 'French' doors to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, built in induction hob with extractor hood over, , built in double electric oven and warming draw, built in dishwasher, built in fridge/freezer, built in microwave, cupboard containing wall mounted 'Worcester Bosch' boiler, double panel radiator, wood effect flooring and spot lights.

Utility

Double glazed door to the side aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, splash back, single panel radiator, spotlights, space and plumbing for a washing machine, space for a tumble dryer and wood effect flooring.

Orangery/Dining Room

12'1" x 10'3"

Of brick and double glazed construction with double glazed 'French' doors to the rear aspect, two double radiators, electric roof light, ceiling fan/light with three bright settings and wood effect flooring.

Landing

Access to a part boarded loft via ladder with power and lighting. Fitted carpet. Leads to all Bedrooms and Wet Room,

Master Bedroom

14'5" x 11'4"

Double glazed window to the front aspect, double fitted wardrobes, single panel radiator and fitted carpet. Leads to the En-Suite

En-Suite

Obscure double glazed window to the front aspect, corner shower cubicle, dual flush w/c, pedestal wash hand basin, tiled splash back, spot lights, single panel radiator, tiled floor, shaver point with light and extractor fan.

Bedroom Two

10'5" x 11'9"

Double glazed window to front aspect, fitted double wardrobes, single panel radiator and fitted carpet.

Bedroom Three

8'2" x 9'6"

Double glazed window to rear aspect, single panel radiator and fitted carpet.

Bedroom Four

7'1" x 9'6"

Double glazed window to rear aspect, fitted double wardrobes, single panel radiator and fitted carpets.

Wet Room

Obscure double glazed window to rear aspect, three piece white suite comprising of dual flush WC, pedestal wash hand basin with splashback and wet room shower. Single panel radiator, shaver point and extractor fan.

Rear Aspect

Well established enclosed garden, laid to lawn, mature beds and borders, patio, water feature, side gated access from enclosed driveway, courtesy lighting, cold water tap, shed and space for a green house.

Front Aspect

Courtesy lighting and storm porch. Double gates secure the block paved driveway providing off road parking for two to three vehicles. A large area in front of the gates provides further parking for one vehicle.

Detached Double Garage

Double doors, two up and over doors, power, lighting, utility area, boarded eaves storage and pedestrian door to side aspect.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band

Currently tax band 'F' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



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Council Tax Band = F

Energy Rating = C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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