



Highfield Road, Studley, B80 7RA

Offers over £475,000


KING
HOMES

**** NO CHAIN** Five Bedroom Family Home ** Extended Accommodation ** Generous Driveway ** Garage ** Open-Plan Kitchen/Dining Space ** Separate Living Room With Multi-Fuel Burner ** Separate Utility Room ** Pantry ** Ground Floor WC ** Family Bathroom & Separate Shower Room ** Generous Rear Garden ** Garden Room **** This spacious five bedroom family home in Studley combines generous living space with a superb rear garden, with the bright open-plan kitchen and dining area forming the heart of the house and opening directly outside. The garden offers excellent depth, a large lawn, established planting, patio seating and a separate garden room towards the rear, with the garden continuing beyond to an allotment area, garden sheds and greenhouse. A separate living room with multi-fuel burner, utility room, pantry, ground floor WC, garage and generous driveway parking complete the ground floor, while upstairs are five bedrooms, a family bathroom and separate shower room.



The property has an attractive bay-windowed frontage, with a broad block-paved driveway providing generous off-road parking and access to the garage. A covered entrance leads into the porch and through to a bright hallway, with stairs rising to the first floor and access to the main ground-floor rooms.

A second passageway runs alongside the garage and links the front of the house with the utility room and kitchen, giving the ground floor an additional practical route through the property.

The living room is positioned at the front and is a comfortable, well-proportioned space. A wide bay window brings in plenty of natural light, while the fireplace with multi-fuel burner creates a clear focal point and gives the room a warmer, more relaxed feel.

To the rear, the kitchen and dining room form the heart of the home. The two spaces are open to one another, creating a bright and sociable area with plenty of room for both everyday family life and larger gatherings. The kitchen is fitted with a good range of units, generous worktop space and integrated cooking appliances, with a breakfast bar providing additional seating.

The dining area has plenty of room for a full-size table and is particularly light, with a wide bay window overlooking the rear garden. French doors from the kitchen open directly onto the patio, giving the rear of the house a strong connection with the garden.

Off the kitchen is a separate utility room with fitted units, work surfaces and a sink, together with space for laundry appliances. There is also a separate pantry and a ground floor WC.

Upstairs, the landing creates a natural separation between the left and right wings of the first floor. The property offers five bedrooms in total, with bedrooms one, two and three all generous doubles.

Bedroom one also benefits from an attractive bay window, while bedrooms one and two include fitted wardrobes. The current owners have established part of the right-hand side

as a principal suite, giving the accommodation a particularly flexible feel. The first floor also benefits from both a family bathroom and a separate shower room, providing two independent washing facilities.

The rear garden is one of the standout features of the property. A large paved patio sits directly behind the house, providing plenty of room for outdoor seating and dining, before the garden opens onto a broad lawn with established planting, shrubs and mature trees around the boundaries. The garden also includes a pond.

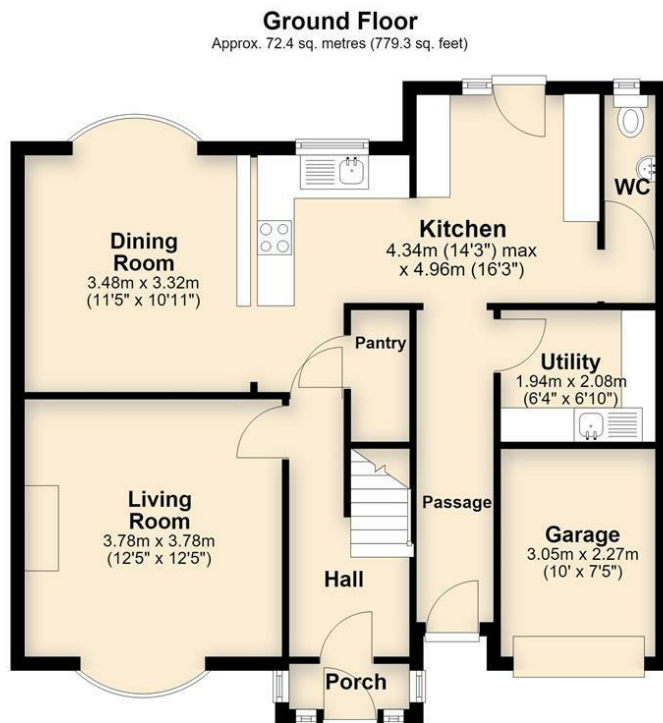
The garden continues well beyond the main seating area and has a good depth to it. Towards the rear is a garden room with a separate paved seating area in front, creating another usable space away from the house. Beyond the garden room, the garden continues further to provide an allotment area, garden sheds and a greenhouse.

Porch	
Hall	
Passage	
Kitchen	14'2" x 16'3" (4.34m x 4.96m)
Pantry	
Dining Room	11'5" x 10'10" (3.48m x 3.32m)
Living Room	12'4" x 12'4" (3.78m x 3.78m)
W.C	
Utility	6'4" x 6'9" (1.94m x 2.08m)
Landing	
Bedroom 1	12'4" x 9'5" (3.78m x 2.89m)
Bedroom 2	11'5" x 10'10" (3.48m x 3.32m)
Bedroom 3	10'8" x 11'5" (3.27m x 3.49m)
Bedroom 4	9'11" x 7'10" (3.03m x 2.41m)
Bedroom 5	7'5" x 7'3" (2.28m x 2.23m)
Bathroom	8'0" x 7'3" (2.46m x 2.23m)

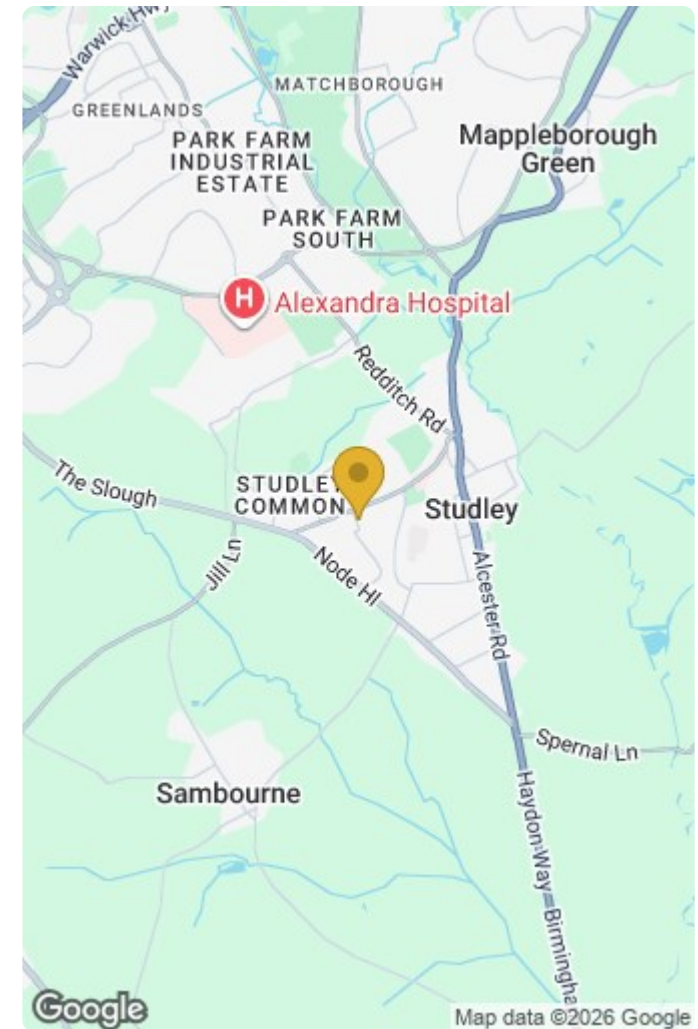
Shower Room	5'8" x 5'11" (1.73m x 1.82m)
Garage	10'0" x 7'5" (3.05m x 2.27m)







Total area: approx. 138.4 sq. metres (1490.0 sq. feet)



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	