

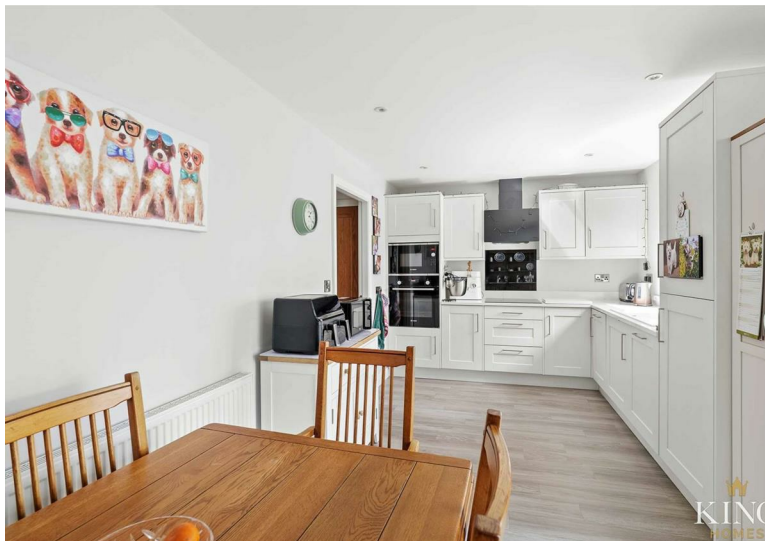


Studley Gate, Studley, B80 7FQ

Offers over £400,000



**\*\* Modern, Well-Presented Three-Bedroom Detached Home \*\*** Stylish kitchen/dining room with quartz worktops & integrated appliances **\*\*** Rear extension with versatile garden room **\*\*** Spacious living room **\*\*** Landscaped rear garden with patio **\*\*** This attractive three-bedroom home, built in 2022, offers well-designed and versatile accommodation ideally suited to modern family living. The property provides a superb balance of living and bedroom space, featuring a spacious kitchen/dining room with high-quality fittings opening into a flexible garden room, a welcoming front living room with a characterful gas stove, and a useful ground floor WC. Upstairs offers three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, alongside a contemporary family bathroom. Externally, the home benefits from driveway parking and a landscaped rear garden, making it an ideal choice for a wide range of buyers.



Positioned within a popular residential area of Studley, this attractive three-bedroom home, built in 2022, offers a thoughtfully arranged layout extending to approximately 1,076 sq. ft., providing a superb balance of living and bedroom accommodation ideal for modern lifestyles.

The property is entered via a welcoming hallway, creating an immediate sense of structure and flow. A useful ground floor WC is conveniently located off the hall, along with access to the first floor. There is also a generous understairs storage cupboard, large enough to house a washing machine and tumble dryer if desired.

To the front of the property, the living room is generously proportioned and features a gas stove with oak mantel, creating a warm focal point and a real sense of character. This space comfortably accommodates a range of furnishings, making it equally suited to everyday relaxation and entertaining.

Spanning the rear of the property, the kitchen/dining room forms the heart of the home and has been finished to an impressive specification. Featuring designer fitted units with quartz work surfaces, integrated appliances including oven, induction hob, extractor, microwave, fridge freezer and dishwasher, together with Karndean-style flooring, this is a space designed with both style and practicality in mind. The dining area provides ample room for family meals and social occasions, with a natural flow through the home.

Leading on from the kitchen/dining room is the garden room (orangery), a versatile additional reception space which enhances the flexibility of the ground floor. Ideal as a second sitting room, home office or playroom, it enjoys views over the rear garden and provides direct access outside, further strengthening the connection between indoor and outdoor living. The garden room also benefits from a remote-controlled blind, while the sun awning to the rear of the property is also remote controlled.

The first floor continues the well-planned layout, with three bedrooms arranged around a central landing. The principal bedroom is a well-sized double and benefits from fitted wardrobes and its own en-suite shower room, finished with contemporary fittings including a vanity unit, chrome towel rail and touch-lit mirror.

Bedroom two is another comfortable double, ideal for family members or guests, and also benefits from a fitted wardrobe, while bedroom three offers flexibility.

The family bathroom is fitted with a panelled bath with shower over, complemented by quality tiling, a vanity basin and chrome heated towel rail, completing the first floor accommodation.

The property also benefits from a loft with a remote-controlled automatic loft ladder and part boarded storage space, providing excellent additional convenience.

Externally, the property benefits from a block-paved driveway providing ample off-road parking, while to the rear the landscaped garden is laid mainly to lawn with a paved patio area, ideal for outdoor seating and entertaining.

The property further benefits from gas central heating, uPVC double glazing with anthracite grey external finish, and the reassurance of the remaining NHBC warranty, offering peace of mind for the incoming purchaser.

Located just a short distance from the heart of Studley, the property is well placed for access to local amenities, schooling and transport links, as well as nearby countryside walks, making it an excellent choice for a wide range of buyers seeking both convenience and lifestyle.

#### Hall

**Living Room** 16'7" x 11'5" (5.07m x 3.50m)

**Kitchen/Dining Room** 9'1" x 18'10" (2.79m x 5.75m)

**Garden Room** 10'1" x 8'9" (3.09m x 2.68m)

#### W.C

#### Landing

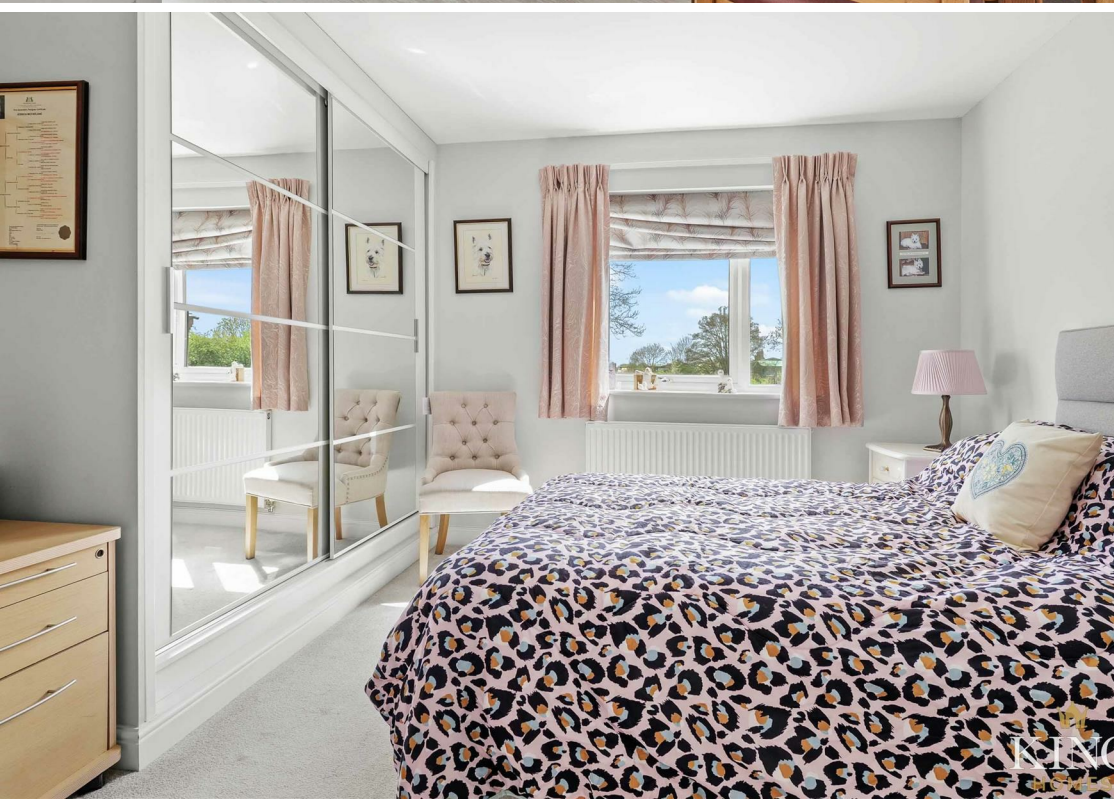
**Bedroom 1** 12'1" x 11'11" (3.70m x 3.64m)

#### En-suite

**Bedroom 2** 10'2" x 11'10" (3.10m x 3.63m)

**Bedroom 3** 9'5" x 6'7" (2.88m x 2.01m)

**Bathroom** 6'8" x 6'5" (2.04m x 1.98m)





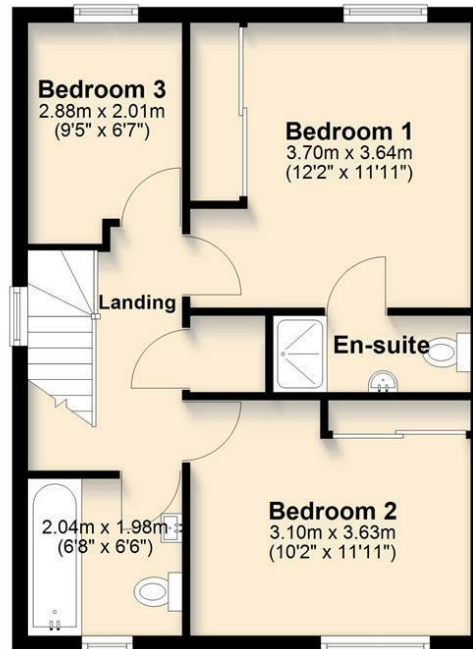
### Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)

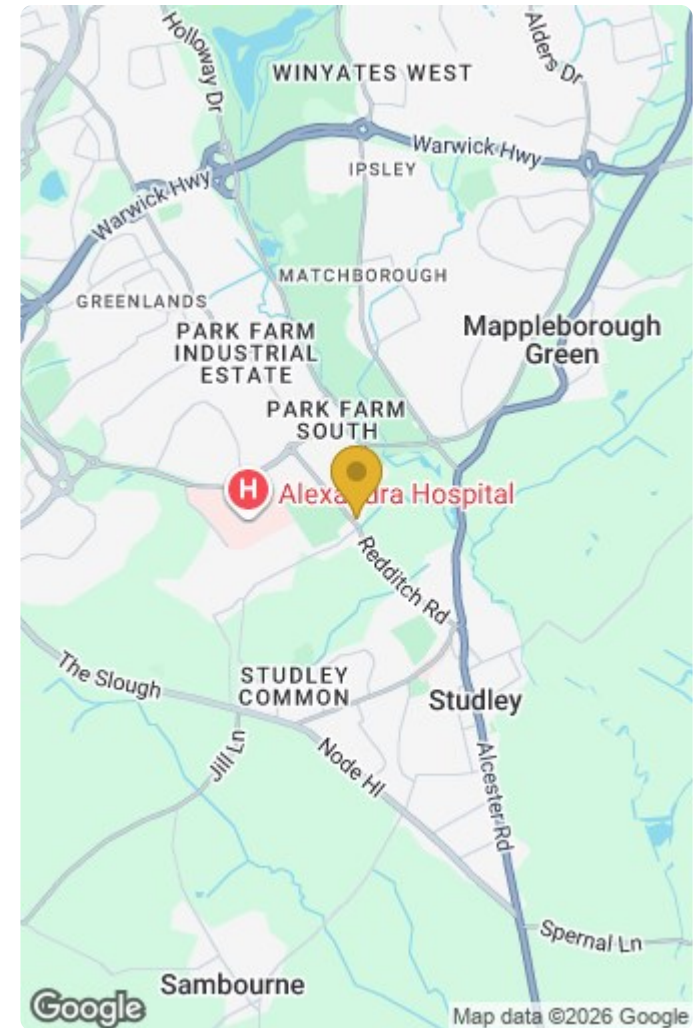


### First Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 100.0 sq. metres (1076.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	