



SCIMITAR DRIVE SOUTHAM, CV47 1AR

GUIDE PRICE £395,000
FREEHOLD

Set on a sought-after estate on the brow of the popular market town of Southam, this spacious and immaculately presented three-bedroom detached home offers an abundance of space throughout. With excellent road links nearby, this charming property has much to offer its next owners.

SCIMITAR DRIVE

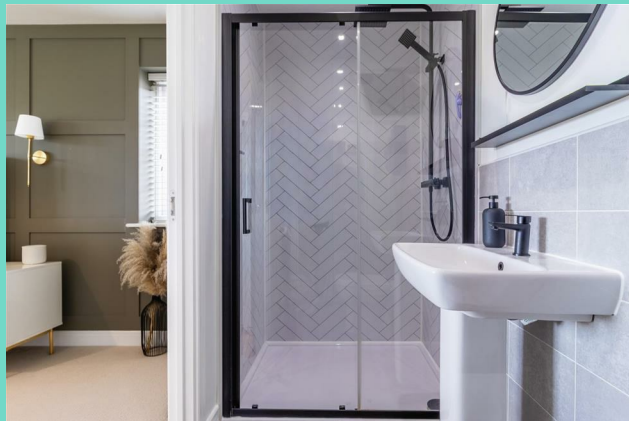
• Immaculately Presented Home • 3

Bedrooms • Detached Garage • En Suite To

Main • Downstairs W/C • Landscaped

Garden • Close To Amenities • Great Road Links

Nearby



Ground Floor:

-Upon entering the property, you are welcomed into a central entrance hallway, providing access to all principal rooms within the home.

-Stretching the depth of the home is a modern, fully fitted kitchen/diner, finished with a range of wall and base units and complete with an integrated fridge/freezer, washing machine, dishwasher, gas hob, and electric oven. A bay window floods the space with natural light, and there is ample room for a family dining table.

-The spacious lounge also stretches the depth of the property and is flooded with natural light, thanks to French doors that conveniently provide access to the rear garden.

-The downstairs accommodation also benefits from a convenient W/C.

First Floor:

-The main bedroom is a substantial double, complete with the luxury of an en-suite shower room and fitted wardrobes.

-Bedroom two is a further double, located at the front of the home and finished with fitted wardrobes.

-Bedroom three is another double, which would also make an ideal home office or nursery.

-The family bathroom is conveniently located between all bedrooms and features a modern tiled suite, in keeping with the rest of the home. It is complete with a shower over the bath, hand basin, and W/C.

Garden, Exterior and Further Property Information:

-Leading outside, the home benefits from a landscaped and enclosed rear garden, complete with a patio area, lawn, outdoor mood lighting, and external power. This makes the perfect space for alfresco dining and entertaining guests

-This immaculate home also benefits from off-road parking for two vehicles and a detached single garage with a pedestrian door and electrics, which is currently being used as a home gym.

-This charming home also benefits from gas central heating and double glazing throughout. Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, it offers the perfect blend of rural and community living.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: E

EPC: B

Maintenance Fee: There will be an estate charge payable annually, but this is currently not applicable at present as the development hasn't been signed over to the council yet.

Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided

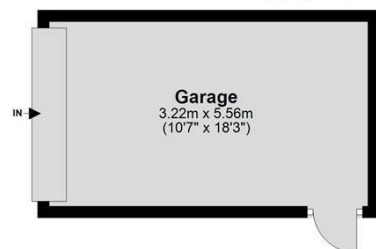


SCIMITAR DRIVE



Ground Floor

Main area: approx. 47.8 sq. metres (514.2 sq. feet)
Plus garages, approx. 17.9 sq. metres (192.7 sq. feet)



First Floor

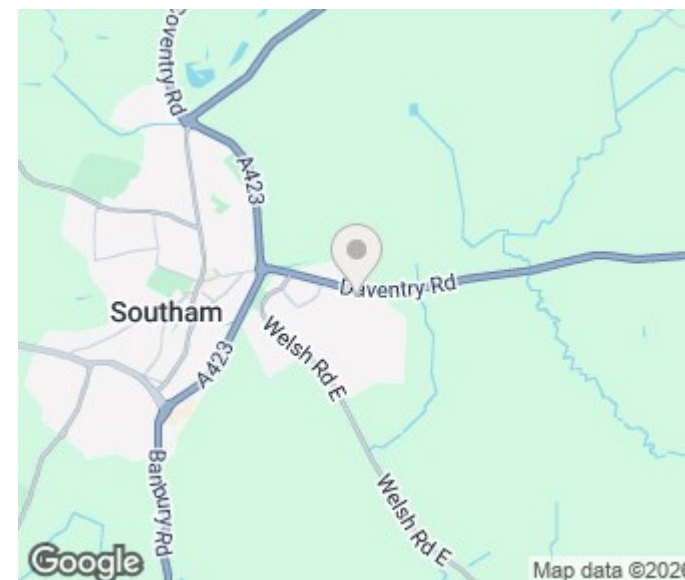
Approx. 47.2 sq. metres (507.7 sq. feet)



Main area: Approx. 94.9 sq. metres (1022.0 sq. feet)

Plus garages, approx. 17.9 sq. metres (192.7 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

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/tenants are advised to recheck the measurements

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