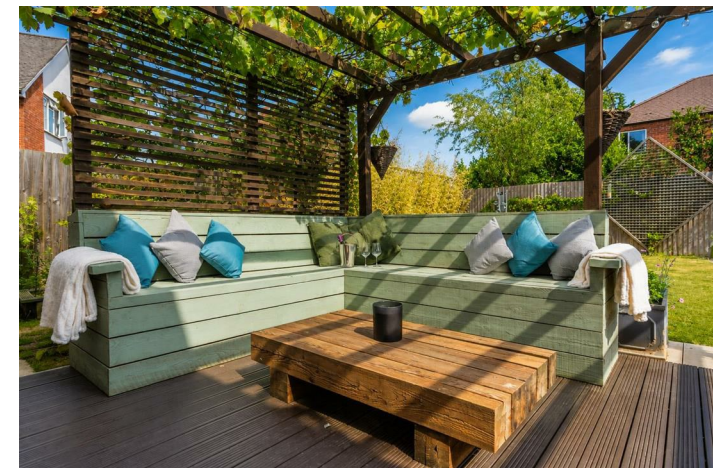




## NELSONS WAY

SOUTHAM, CV47 8PL

GUIDE PRICE £525,000  
FREEHOLD

Set within a desirable residential estate in the sought-after village of Stockton, this attractively presented four-bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for a range of buyers. Enjoying a wealth of amenities right on its doorstep, this lovely home has much to offer its next owners.

# NELSONS WAY

- 4 Bedrooms • En Suite To Main • Utility/W/C • Garage • Storage • Off Road Parking • Office • Well Presented • Hot Tub • Workshop



## Ground Floor:

-Upon entering the property, you are welcomed into a central entrance hallway, providing access to all other rooms within the home and benefiting from a useful storage cupboard.

-At the heart of the home, and extending the full depth of the property, is this impressive open-plan modern kitchen/diner. The contemporary kitchen is fitted with a comprehensive range of wall and base units and is complemented by a range of integrated appliances, including a fridge/freezer, gas hob, double electric oven, dishwasher and wine cooler. The kitchen flows seamlessly through to the spacious dining area, which provides the perfect space for everyday family meals and entertaining guests, whilst French doors offer direct access to the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

-The lounge is situated at the rear of the home and is flooded with natural light, courtesy of the French doors overlooking the rear garden. The room is finished with a stylish media wall and built-in fire, creating a warm and inviting space to relax and unwind.

-A versatile study is situated at the front of the home, providing an ideal space for working from home. Alternatively, the room would lend itself perfectly to a children's playroom, offering flexibility to suit the needs of the next owners.

-The downstairs accommodation also benefits from a practical utility room, which incorporates a convenient downstairs WC and hand basin, along with additional storage and useful under-counter space for white goods.

-To the side of the downstairs accommodation there is a lean to, that is ideal for storage and can be accessed from both the front and rear of the property.

## First Floor:

-The main bedroom is located at the front of the home and is a generously sized double room, complemented by the luxury of an en suite shower room.

-Bedrooms two, three and four are all further generously proportioned double bedrooms.

-The family bathroom is conveniently located close to all bedrooms and is finished with a modern tiled suite, including a shower over the bath, WC, hand basin and heated towel rail.

## Garden, Exterior & Further Property Information:

-Leading outside, the home is blessed with a well-manicured and enclosed rear garden, laid mainly to lawn and complemented by a decking area, pergola and hot tub, creating the perfect spot to relax and entertain throughout the summer months.

-This lovely home also benefits from a single garage complete with electrics, providing the perfect space for storage. To the side of the garage is an additional workshop with independent access, offering a versatile space suitable for a variety of uses.

-The home also benefits from off-road parking for multiple vehicles, gas central heating and double glazing throughout. Set within a quiet cul-de-sac, with a range of amenities and excellent transport links on its doorstep, this South Warwickshire home offers the perfect blend of rural surroundings and community living.

## Important Property Information:

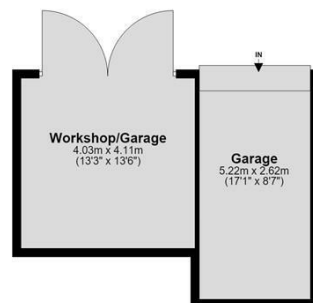
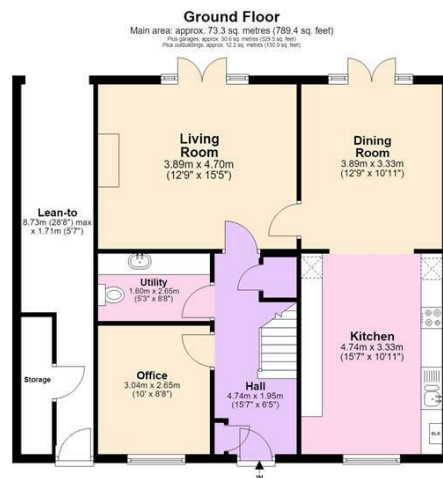
Tenure: Freehold

EPC: B



## NELSONS WAY





Main area: Approx. 143.9 sq. metres (1549.0 sq. feet)  
Plus garages, approx. 30.8 sq. metres (332.5 sq. feet)  
Plus outbuildings, approx. 12.2 sq. metres (130.9 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) <b>A</b>                          |                         | 92        |
| (81-91) <b>B</b>                            | 85                      |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | 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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