



ORCHARD WAY SOUTHAM, CV47 1EG

GUIDE PRICE £375,000
FREEHOLD

Set on a highly desirable road in the heart of the sought-after market town of Southam, this beautifully presented and thoughtfully extended three-bedroom semi-detached home offers generous living space, versatility and plenty of charm.

Carefully enhanced by the current owners, the property provides a well-balanced layout with a wealth of space for modern family living. Beautifully maintained throughout, this wonderful home offers much to appeal to a wide range of buyers and is ready for its next owners to simply move in and enjoy.

Situated in a popular and convenient location, this is a fantastic opportunity to acquire a spacious and versatile home in the heart of Southam.

ORCHARD WAY

• Immaculately Presented • 3

Bedrooms • Versatile Storage

Room • Garage • Extended Home • Spacious

Property • Off Road Parking • Close To

Amenities • Great Transport Links Nearby



Ground Floor:

-Upon entering the property, you are welcomed into a bright and inviting entrance hall, providing access to the principal rooms throughout the home and creating a warm and practical first impression complete with a fitted storage cupboard.

-Situated at the front of the home is the spacious and versatile separate dining room, which is flooded with natural light courtesy of the attractive bay window. Offering excellent flexibility, this beautifully presented room would also make an ideal home office, study or children's playroom, depending on the needs of the new owners.

-At the heart of the home is the modern and beautifully appointed kitchen/breakfast room, thoughtfully designed to combine style and functionality. The kitchen is fitted with a comprehensive range of wall and base units, providing excellent storage and workspace, and is complemented by a range of integrated appliances including a fridge, freezer, electric oven, gas hob and dishwasher.

-Situated at the rear of the home and overlooking the garden through a set of stylish bi-folding doors, this bright and airy lounge provides the perfect space to relax and unwind in the evening. Flooded with natural light, the room is further enhanced by two skylights, creating a light, spacious and welcoming atmosphere throughout.

First Floor:

-Situated at the front of the home, the generously proportioned main bedroom is a spacious double room offering a comfortable and peaceful retreat. The room benefits from a pair of double built-in wardrobes, providing excellent storage while maintaining a clean and uncluttered feel.

-Bedroom two is a further well-proportioned double room, offering plenty of space for a range of bedroom furniture and benefiting from a useful built-in storage cupboard.

-Bedroom three is a good-sized single bedroom, offering excellent versatility and lending itself equally well to a home office, nursery or occasional bedroom. The room is also complemented by a useful storage cupboard.

-The family bathroom is conveniently positioned close to all three bedrooms and is finished with modern tiling, complementing the contemporary style found throughout the home. The suite comprises a P-shaped bath with shower over, wash hand basin, heated towel rail and WC.

Garden, Exterior & Further Property Information:

-Leading outside, the property is blessed with a substantial and fully enclosed rear garden, predominantly laid to lawn and complemented by both patio, gardeners shed and a decked area. Providing plenty of space for outdoor enjoyment, the garden is ideal for alfresco dining, entertaining guests and relaxing with family throughout the summer months.

-Further benefits to this lovely home include off-road parking for multiple vehicles, a garage complete with power and lighting and a useful second floor, providing excellent additional and

versatile storage space. The property also benefits from gas central heating and double glazing throughout.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities right on its doorstep, this lovely home offers the perfect blend of rural charm and convenient community living. Southam provides a welcoming atmosphere with a range of local shops, schools, leisure facilities and everyday amenities all within easy reach.

Important Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: C

Local Authority: Stratford On Avon District Council

Disclaimer

It is our intention to ensure that the information contained within these particulars is as accurate as possible. However, please be aware that in some instances information may not have been available to us. Therefore, it is advisable to contact the office prior to viewing the property, particularly if there is anything that requires clarification, and we will be happy to confirm the position with the vendors.

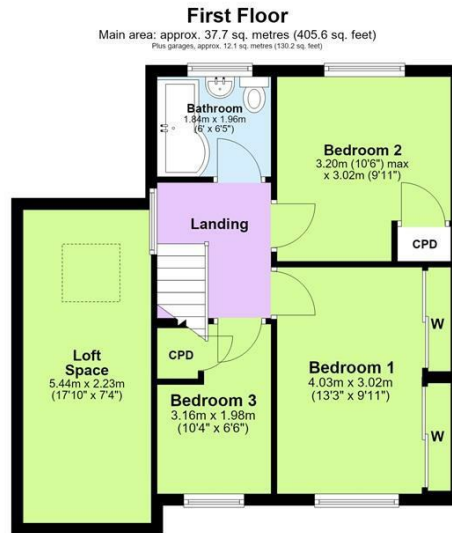
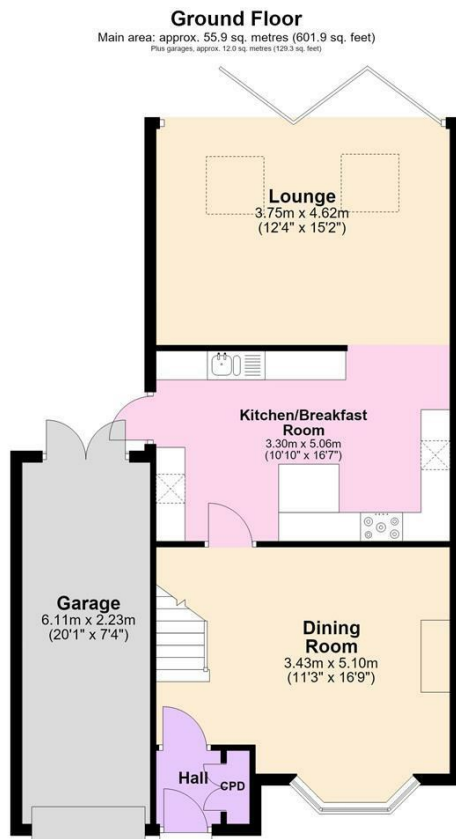
It is recommended that all information provided within these particulars is independently verified by the buyer and their appointed conveyancer. Photography is intended as a visual representation of the property only and should not be relied upon as confirmation that any particular item, fixture, fitting or appliance is included.

****Viewing:**** Strictly by appointment only with the appointed agents, Inside Homes.



ORCHARD WAY





Main area: Approx. 93.6 sq. metres (1007.5 sq. feet)
Plus garages, approx. 24.1 sq. metres (259.5 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		
(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	

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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