



Crooks Lane, Studley, B80 7QY

Guide price £270,000


KING
HOMES

**** Two Generous Double Bedrooms ** Substantial Rear Garden ** Generous Driveway Providing Ample Off-Road Parking ** Garage ** Superb Open-Plan Kitchen / Diner / Family Room ** Separate Bay-Fronted Living Room ** Ground Floor WC & Utility Area ** Popular Studley Location ** Excellent Potential to Personalise & Improve **** Situated on Crooks Lane in the popular village of Studley, this spacious two-bedroom home occupies a generous plot and offers an impressive amount of accommodation both inside and out. Highlights include a superb open-plan kitchen, dining and family room, separate bay-fronted living room, two double bedrooms, substantial rear garden, generous driveway and garage. Offering plenty of scope for a new owner to put their own stamp on the property, this is a home that really needs to be viewed to appreciate the space on offer.



Approached via a generous gravelled frontage providing ample off-road parking, the property immediately gives a sense of the space on offer. The driveway continues alongside the house towards the garage, providing further useful parking and access.

Stepping inside, an entrance porch opens into the hallway, with access to the separate living room and stairs rising to the first floor.

The bay-fronted living room is a bright and well-proportioned reception room. A large walk-in bay window allows plenty of natural light into the space, while the feature fireplace with decorative tiled inset provides an attractive focal point.

To the rear is one of the home's standout features – the spacious open-plan kitchen, dining and family room.

The kitchen area offers a practical range of wall and base units with ample worktop space, opening naturally into the generous dining and family area.

Beyond, the room becomes a particularly bright and versatile living space, with plenty of room for both dining and additional seating. A glazed roof section and wide sliding patio doors bring in an abundance of natural light and provide direct access onto the rear garden, making this a fantastic space for everyday family life and entertaining.

A useful utility area and ground floor WC further enhance the practicality of the ground-floor accommodation.

Upstairs, the landing leads to two generously proportioned double bedrooms, along with the family bathroom.

The family bathroom is fitted with a white three-piece suite comprising a panelled bath with glazed shower screen, pedestal wash hand basin and WC, complemented by tiled finishes and a chrome heated towel rail.

Outside
The outside space is a real highlight of the property.

To the front is a generous gravelled driveway providing ample off-road parking, with access continuing alongside the

property towards the garage.

To the rear is a substantial garden extending a considerable distance from the house. A paved patio immediately adjoining the property provides space for outdoor seating, with the garden continuing through further patio and lawned areas.

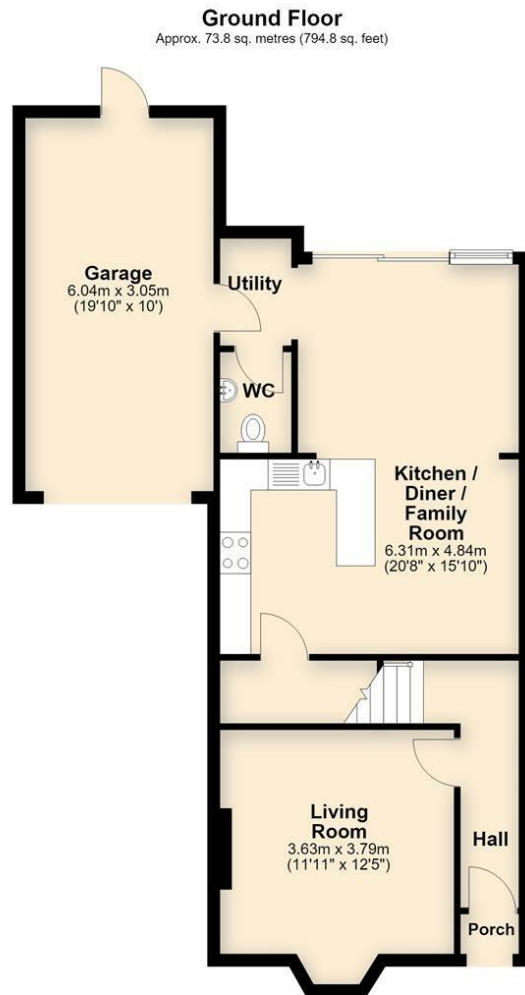
Established hedging and mature greenery provide a pleasant backdrop and screening, while the sheer size of the garden gives a new owner plenty of opportunity to landscape and personalise the space to suit their needs.

The property also benefits from a garage, providing valuable additional parking, storage or workshop space.

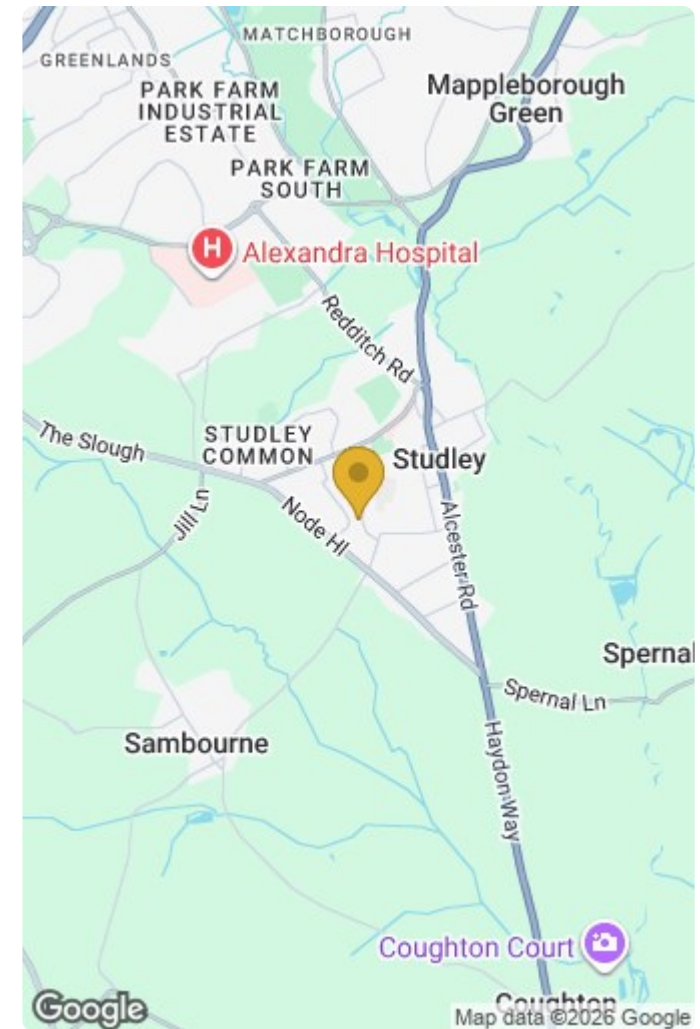
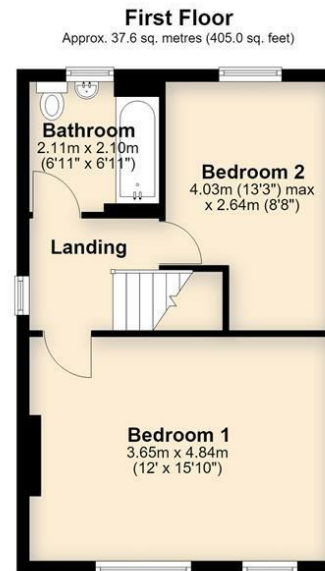
Hall	
Porch	
Living Room	11'10" x 12'5" (3.63m x 3.79m)
Kitchen/Diner/Family Room	20'8" x 15'10" (6.31m x 4.84m)
Utility	
W.C	
Landing	
Bedroom 1	11'11" x 15'10" (3.65m x 4.84m)
Bedroom 2	13'2" x 8'7" (4.03m x 2.64m)
Bathroom	6'11" x 6'10" (2.11m x 2.10m)
Garage	19'9" x 10'0" (6.04m x 3.05m)







Total area: approx. 111.5 sq. metres (1199.8 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	