

24 Hillside Croft

Southam CV47 8NU

Guide Price £299,950

24 Hillside Croft

Napton

Being positioned within a cul-de-sac and offered for sale with the benefit of no onward chain, this modern semi-detached house offers ideal accommodation for the young family, including four bedrooms and two bathrooms. Whilst allowing scope for general cosmetic and decorative enhancement, the functional accommodation includes a comfortable lounge, together with cloakroom, kitchen/dining room and conservatory to the ground floor, whilst in addition to the four first floor bedrooms, there is an en suite shower room to one of the bedrooms along with a family bathroom. Externally, a driveway provides off-road parking as well as direct access to an integral garage, whilst the rear garden offers a good degree of privacy, being screened to the rear. Overall this is an ideal young family home within a popular and well-regarded village.

Features

- Modern Semi-Detached House
- Lounge
- Kitchen/Dining Room
- Double Glazed Conservatory
- Four Bedrooms
- Two Bathrooms
- Parking and Garage
- Rear Garden
- Excellent Future Potential







LOCATION

The village of Napton has ancient origins that extend back to the Doomsday Book and is well known for its connections with the canal network. Falling within the district of Stratford upon Avon, the village boasts a parish church with Norman origins, a Church of England primary school, two public houses, The Kings Head and The Folly, a village hall and many other social amenities and societies. There is local access available to Southam, Leamington Spa and Daventry, along with easy access to the M1 motorway.

ON THE GROUND FLOOR

Entrance door opening into:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator and doors to:-

CLOAKROOM/WC

With two piece suite comprising low level WC, corner wash hand basin, central heating radiator and obscure double glazed window.

LOUNGE

4.52m x 3.40m (14'10" x 11'2")
With double glazed window to front elevation, central heating radiator and door to:-

KITCHEN/DINING ROOM

4.47m x 3.07m (14'8" x 10'1")
The kitchen area being fitted with a range of panelled style units comprising base cupboards and drawers with roll edged wood grain effect worktops over and tiled splashbacks, a coordinating range of wall cabinets extending to two sides, space and connection for gas cooker with concealed filter hood over, space for further appliances, UPVC double glazed window, door from the dining area to understairs storage cupboard, central heating radiator and UPVC double glazed French style doors opening into:-

CONSERVATORY

2.90m x 2.44m (9'6" x 8'0")
With UPVC double glazed windows surrounding and matching French style doors opening into the rear garden, central heating radiator and laminate flooring.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, built-in airing cupboard housing the insulated hot water cylinder and doors to:-

BEDROOM ONE (FRONT)

3.78m x 2.44m (12'5" x 8'0")
With double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With low level WC, wall mounted wash hand basin, shower enclosure with fitted Triton electric shower unit, double glazed window and central heating radiator.

BEDROOM TWO (FRONT)

3.68m x 2.44m (12'1" x 8'0")
With a range of fitted wardrobing providing hanging space and storage, double glazed window and central heating radiator.

BEDROOM THREE (REAR)

2.82m x 2.41m (9'3" x 7'11")
With a range of fitted wardrobing providing hanging and storage space, double glazed window and central heating radiator.

BEDROOM FOUR (FRONT)

2.57m x 1.96m (8'5" x 6'5")
With double glazed window and central heating radiator.

BATHROOM

With three piece suite comprising low level WC, pedestal wash hand basin, panelled bath, obscure double glazed window and central heating radiator.

OUTSIDE

FRONT

A small foregarden which is laid to bed, to the left of which a tarmacadam driveway provides off-road parking for one vehicle, as well as giving direct vehicular access to:-

INTEGRAL GARAGE

Having up and over door fronting and rear door giving access to the garden.

REAR GARDEN

A tiered rear garden with patio area to lower level, central lawned area and a further small terrace beyond. Boundaries are fenced and the garden affords a good degree of privacy.

TENURE

The property is Freehold.

DIRECTIONS

Postcode for sat-nav - CV47 8NY.







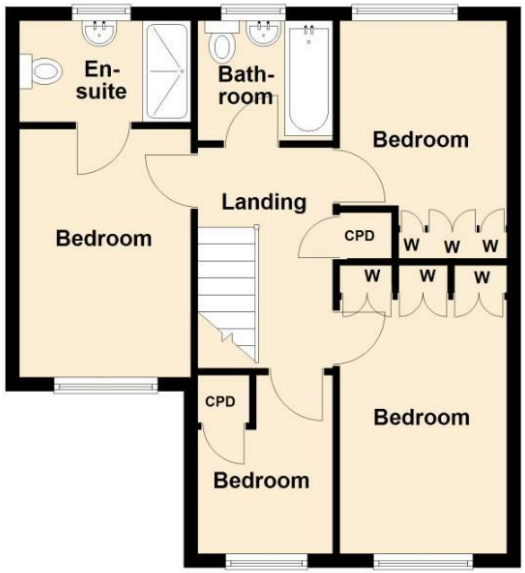


Floorplan

Ground Floor
Approx. 59.3 sq. metres (638.3 sq. feet)



First Floor
Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 107.9 sq. metres (1161.2 sq. feet)

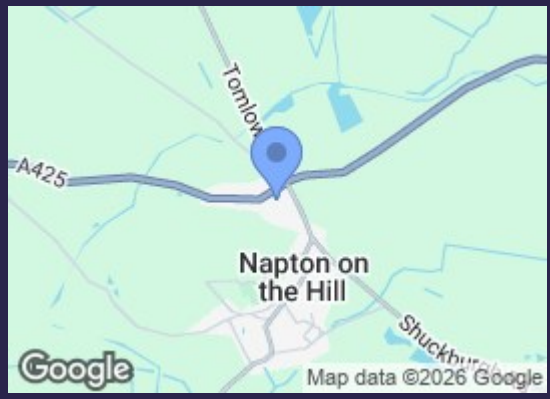
General Information

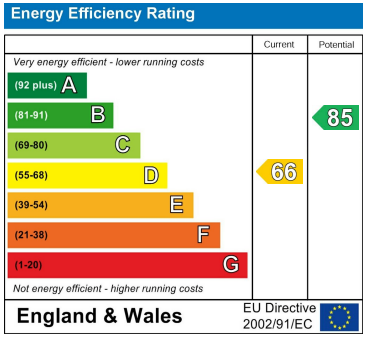
Tenure
Freehold

Services
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings
Specifically excluded unless mentioned in these sales particulars.

Council Tax
Band C - Stratford District Council





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