



KINGFISHER DRIVE SOUTHAM, CV47 2TT

GUIDE PRICE £320,000

Set on the brow of the desirable market town of Southam, this spacious and well-presented three-bedroom home offers comfortable living in a convenient location. With a fantastic range of local amenities and excellent transport links close by, this lovely property provides an ideal home for a range of buyers and has much to offer its next owners.

KINGFISHER DRIVE

- Three Bedrooms • En Suite To Main Bedroom • Garage • Off Road Parking • Guest W/C • Utility Area • Dressing Area To Main Bedroom • Close To Amenities • Good Transport Links



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Ground Floor:

-Upon entering the property, you are welcomed into an entrance hallway, providing access to all other rooms within the home and creating a practical and welcoming first impression.

-At the front of the property is the bright and welcoming lounge, which is flooded with natural light and provides the perfect space to relax and unwind of an evening.

-Flowing towards the rear of the home, you will find the open-plan kitchen/diner, featuring a range of wall and base units and a selection of integrated appliances, including an electric oven, hob, fridge, freezer and dishwasher. The room provides ample space for a dining table and benefits from French doors leading directly out to the rear garden.

-The kitchen also provides access to a useful utility area,

offering under-counter space for additional white goods along with further storage, adding to the practicality of the home.

-The ground floor accommodation is further complemented by a convenient guest WC.

First Floor:

-The first-floor accommodation benefits from two bedrooms, with bedrooms two and three both offering generous double accommodation.

-The family bathroom is conveniently located close to both bedrooms and is finished with a modern tiled suite, comprising a separate bath and shower, wash hand basin and WC.

Second Floor:

-The second floor is dedicated to the generously sized main bedroom, offering a luxurious and private retreat. The room benefits from built-in wardrobes, a separate dressing area and a modern en-suite shower room, providing both comfort and convenience.

Garden, Exterior & Further Property Information:

-Stepping outside, the property benefits from an enclosed rear garden, laid predominantly to artificial



KINGFISHER DRIVE



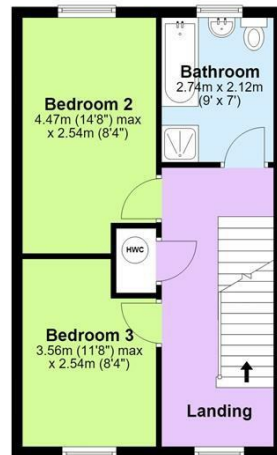
Ground Floor

Main area: approx. 38.8 sq. metres (417.7 sq. feet)
Plus garage, approx. 12.3 sq. metres (132.5 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Second Floor

Approx. 31.7 sq. metres (341.5 sq. feet)



Main area: Approx. 109.2 sq. metres (1175.4 sq. feet)

Plus garages, approx. 12.3 sq. metres (132.5 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		95
(81-91) B	85	
(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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