

21 Scowcroft Drive, Bishops Itchington, Southam, CV47 2YP

- Three storey living
- Beautifully presented throughout
- Modern kitchen-diner
- Living room with bi-fold doors out to the rear garden
- First floor with two bedrooms and bathroom
- Top floor with primary bedroom, dressing room and ensuite shower room
- Garage and parking
- Village amenities but within easy access to motorway networks

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Offers Over £350,000

GROUND FLOOR
The property is entered via the front door into an entrance hallway with stairs rising to the first floor. A door leads to a convenient cloakroom, fitted with a wc, wash hand basin and obscure glazed window to the front aspect. The hallway opens into a modern kitchen-diner, which has been opened up by the current vendors to create a spacious and sociable living area. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a one and a half bowl sink and drainer positioned beneath a window overlooking the front aspect. Integrated appliances include a fridge-freezer, washer-dryer, slimline dishwasher, eye-level oven along with combination microwave oven, NEFF induction hob and extractor hood. The dining area offers space for a table and chairs and benefits from recessed spotlights, a vertical wall mounted radiator and a useful storage cupboard.
Pocket doors lead through to the living room providing the flexibility to enjoy an open plan layout or create a more separate cosy lounge. The room features bi-fold doors opening onto the garden.

FIRST FLOOR
Stairs rise to the first floor landing giving access to two bedrooms and the family bathroom. Bedroom three benefits from two windows overlooking the front aspect and two wall mounted radiators. Bedroom two enjoys a rear aspect, with two windows and two wall mounted radiators. The family bathroom comprises a wc, wash hand basin with vanity unit and a bath with shower over, alongside an extractor fan.

SECOND FLOOR
A further staircase leads to the second floor and the principal bedroom suite. The principal bedroom features two windows overlooking the front aspect, two built in cupboards and access to the loft. An adjoining dressing area provides a range of built in wardrobes, offering useful additional storage.
The en-suite shower room is fitted with a walk in shower, wc and wash hand basin with vanity unit. Further features include a Velux roof window, recessed spotlights, heated towel rail, shaver point and extractor fan.

OUTSIDE
To the rear, the property benefits from a low maintenance garden, featuring a combination of paved and gravelled areas, together with designated seating spaces, ideal for outdoor relaxation and entertaining. The garden is enclosed by fencing and benefits from a rear access gate. To the front, there is a small fenced and paved area, with the property enjoying a pleasant outlook directly over green space.

PARKING
Single garage with up and over door to front, power and light. Parking space infront.

GENERAL INFORMATION
TENURE: The property is understood to be Freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. Gas central heating to radiators. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Oct26) | Minimum Mobile Coverage: 60% Vodafone (Checked on Ofcom Oct26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

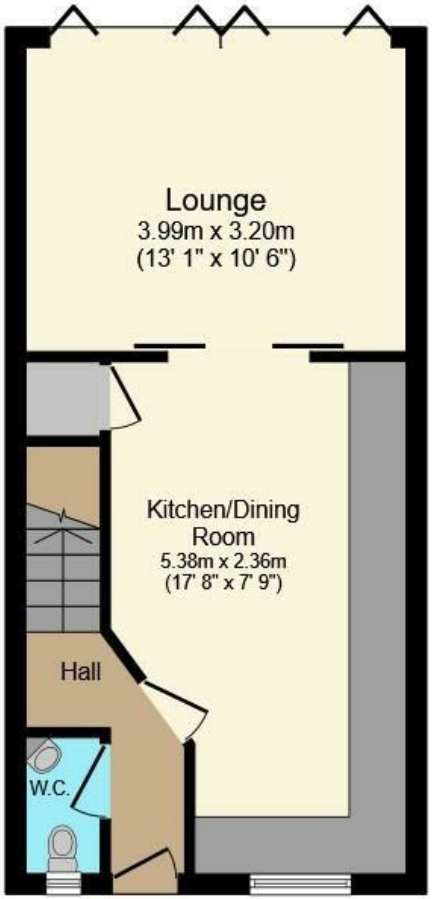
VIEWING: By Prior Appointment with the selling agent.



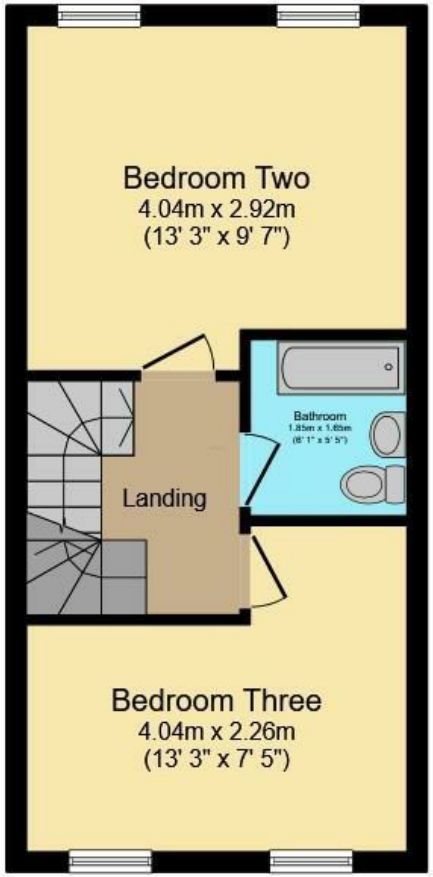




Bishops Itchington, Southam



Ground Floor



First Floor



Second Floor

Total floor area: 96.9 sq.m. (1,043 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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