





MERESTONE CLOSE

SPOUTHAM, CV47 1GU

GUIDE PRICE £440,000

FREEHOLD

Set in the heart of the desirable market town of Southam, this spacious and attractive four-bedroom detached home offers generous accommodation and a wealth of amenities right on its doorstep. With plenty of space for modern family living and everything the town has to offer within easy reach, this lovely property has much to offer its next owners.

MERESTONE CLOSE

• Cul De Sac Next To A Park • South Facing • 4 Bedrooms • Guest W/C • En Suite To Main Bed • Open Plan Kitchen/Diner • Well Presented • Close To Amenities • Versatile Garage Conversion • Utility





Ground Floor:

-You are welcomed into the property via an entrance hallway, which provides access to the accommodation throughout the home and benefits from a useful understairs storage cupboard.

-Situated at the rear of the home, the open-plan kitchen/diner enjoys views over the garden through French doors, creating a lovely space for both everyday family life and entertaining. The kitchen is fitted with a range of wall and base units and benefits from a selection of integrated appliances, including a fridge, freezer, electric oven, electric hob and dishwasher. Ample room is available for a family dining table, making this a sociable and functional hub of the home.

-Situated just off the kitchen, the useful utility area provides access to the rear garden and offers additional storage, along with under-counter space for a washing machine.

-Situated at the front of the property, the bright and airy lounge is flooded with natural light, creating a warm and inviting space to unwind and relax at the end of the day.

-Double doors provide access through to the kitchen/diner, offering a lovely flow between the living and dining spaces.

-The garage has been converted into a versatile additional space, currently utilised as a home study and offering convenient access to the rear garden. The original garage door remains in place, providing the option for future owners to convert the space back into a garage if desired.

-The ground floor accommodation is further complemented by a convenient guest W/C.

First Floor:

-The main bedroom is a generously sized double room, complete with fitted wardrobes and the added luxury of a private en-suite shower room.

-Bedrooms two and three are situated at the rear of the property, both offering generously sized double accommodation with ample space for bedroom furnishings.

-Bedroom four is a single room, offering flexibility to suit a variety of needs. Whether used as a bedroom, nursery or home office, this versatile space also benefits from fitted storage.

-The family shower room is conveniently situated in close proximity to all four bedrooms and comprises a shower cubicle, hand basin and W/C, with useful storage beneath the sink.

Garden, Exterior & Further Property Information:

-Leading outside, the property benefits from an enclosed rear garden, providing a lovely space to enjoy the outdoors. Well maintained and laid mainly to lawn, the garden also features a patio area, perfect for alfresco dining and entertaining during the warmer summer months.

-Further benefits of this lovely home include off-road parking for multiple vehicles, gas central heating and double glazing throughout

-Surrounded by the beautiful South Warwickshire countryside and boasting a wealth of local amenities on its doorstep, this attractive home offers the best of rural community living combined with everyday convenience, making it an ideal choice for its next owners.

Important Property Information:

Tenure: Freehold
EPC: C
Council Tax Band: E
Local Authority: Stratford On Avon District Council

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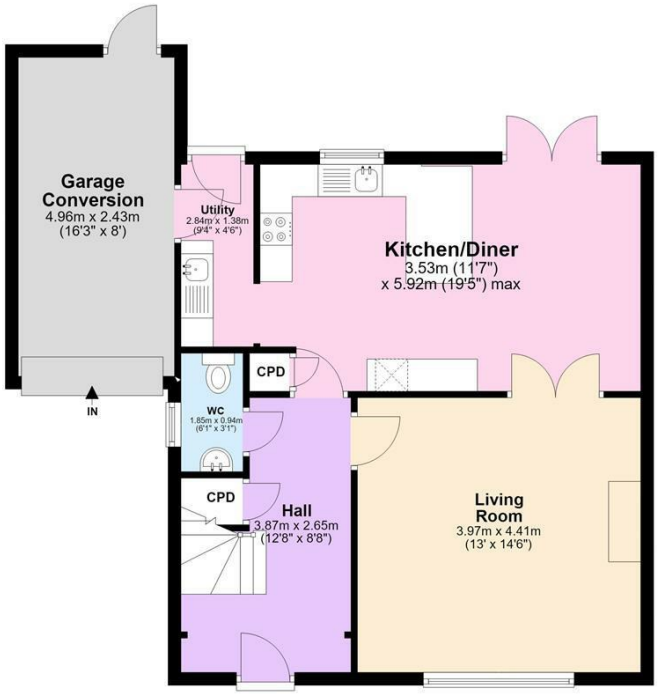






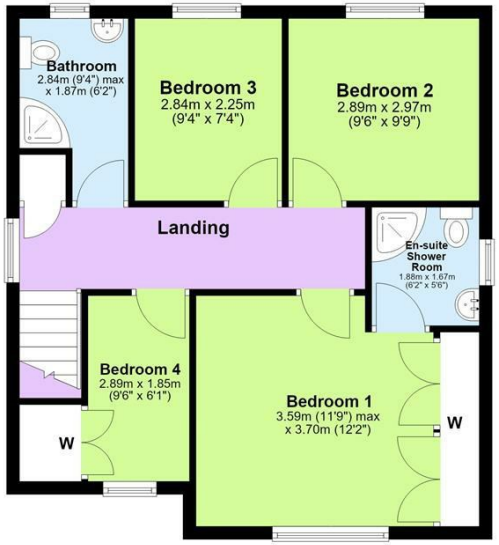
Ground Floor

Approx. 69.2 sq. metres (744.7 sq. feet)



First Floor

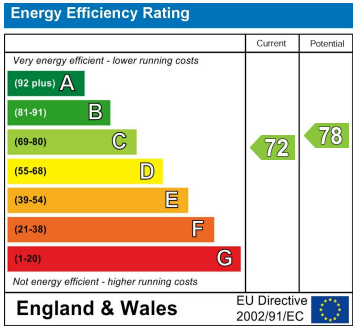
Approx. 55.7 sq. metres (600.1 sq. feet)



Total area: approx. 124.9 sq. metres (1344.8 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.





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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