



Connells

Scimitar Drive
Southam



Property Description

Immaculate three bedroom detached home set in the well regarded historic market town of Southam. Still within it NHBC warranty, with stunning countryside views.

Lovingly maintained by the current owners, this beautiful home offers modern and contemporary accommodation throughout. Beginning with a welcoming entrance hallway with small study space and doors to the downstairs W/C, lounge and kitchen.

To the first floor there are three well-proportioned bedrooms and family bathroom. The master bedroom benefits from an en-suite shower room.

Externally there is a beautifully landscaped garden with lawn and decking areas, perfect for outdoor entertaining in the warmer months. There is driveway parking for two cars and a single garage.

Within Southam are three primary schools, Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are also a number of public houses & cafes. Alternatively Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic

Approach

Via front garden with steps leading up to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, access to a study space, a radiator and doors to the downstairs W/C, lounge and kitchen.

Downstairs W/C

Fitted with a wash hand basin and a low level W/C.

Lounge

10' 1" x 17' 1" (3.07m x 5.21m)

Spacious, light and airy dual aspect lounge consisting of laminate flooring, a radiator, a double glazed window to front elevation and French doors leading to the garden.

Kitchen

11' x 17' 1" (3.35m x 5.21m)

Modern kitchen fitted with a range of grey high gloss wall and base units with complementary work surfaces over and upstand, incorporating a sink. Integrated appliances include an eye-level electric oven, a dishwasher, a washing machine and a fridge/freezer. Benefitting from a central island which incorporates the gas hob with cooker hood over. With a double glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway, with doors to all bedrooms and the family bathroom.

Master Bedroom

10' 1" x 13' 1" (3.07m x 3.99m)

Double bedroom benefitting from two built-in wardrobes, double glazed windows to front and side elevations and a door to;

En-Suite

Modern three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having laminate flooring.

Bedroom Two

11' x 9' (3.35m x 2.74m)

Double bedroom having a built-in storage cupboard and a double glazed window to front elevation.

Bedroom Three

11' x 7' 10" (3.35m x 2.39m)

Having a double glazed window to side elevation.

Bathroom

Modern three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully landscaped garden being mainly laid to lawn and decking. The garden fence

and wall enclosed, with a patio area. With access to the garage.

Parking

Driveway providing off road parking for two cars.

Garage

Single garage accessed via the garden.





To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: E

Tenure: Freehold

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