



STOWE DRIVE

SOUTHAM CV47 1NZ

GUIDE PRICE £340,000
FREEHOLD

Set on a desirable road in the heart of the sought-after market town of Southam, this beautifully presented three-bedroom semi-detached home offers an abundance of space and is perfectly positioned within easy reach of a wide range of local amenities. Combining stylish living with a highly convenient location, this wonderful home has plenty to offer its next owners.

49, STOWE DRIVE, SOUTHAM,

- 3 Bedrooms • Extended Family

Home • Central Location • Open Plan • Guest
WC • Close To Amenities • Driveway • Great
Transport Links • Versatile Summer House



Set on a desirable road in the heart of the sought-after market town of Southam, this beautifully presented three-bedroom semi-detached home offers an abundance of space and is perfectly positioned within easy reach of a wide range of local amenities. Combining stylish living with a highly convenient location, this wonderful home has plenty to offer its next owners.

Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hallway that sets the tone for the rest of the home. Bright and inviting, the hallway features fitted storage cupboards (that currently house white goods) and provides access to all of the principal rooms, creating a wonderful sense of space and flow throughout the property.

-At the heart of the home is the modern, fully fitted kitchen/diner, thoughtfully designed with a range of wall and base units offering ample storage. Complete with an integrated electric oven, gas hob and dishwasher, as well as space for freestanding white goods, this well-appointed kitchen also provides plenty of room for a breakfast table, making it an ideal space for everyday family living and dining.

-The kitchen is open plan to a versatile additional area at the front of the home, currently utilised as a children's playroom. This flexible space offers a range of possibilities and could easily be adapted to suit a variety of needs, such as a home office, snug or additional living area.

-Seamlessly flowing through double doors towards the extended rear of the home is the spacious lounge, a superb living area flooded with natural light courtesy of three Velux windows and French doors opening onto and overlooking the rear garden. This bright and airy space provides the perfect place to relax and unwind at the end of the day while enjoying views of the garden.

-The ground floor accommodation is further enhanced by the addition of a convenient guest WC.

First Floor:

-The principal bedroom is situated at the rear of the home and is a generously proportioned double room, further enhanced by a range of fitted wardrobes that provide excellent storage.

-Bedroom two is a further generous double room situated at the front of the home complete with fitted wardrobes.

-Bedroom three is a well-proportioned small double room, offering versatile accommodation that would also make an ideal home office, nursery or dressing room to suit a variety of lifestyles.

-Conveniently located to serve all three bedrooms, the family bathroom is fitted with a modern, fully tiled suite comprising a bath with shower over, WC, wash hand basin and a heated towel rail. First Floor:

Garden, Exterior & Further Property Information:

-Leading outside, this lovely home benefits from an enclosed rear garden, thoughtfully designed with a low-maintenance artificial lawn, a decked seating area and gravelled section. The garden is further enhanced by a versatile summerhouse, complete with electrics, providing the perfect space for a home office, hobby room or additional entertaining area.

-This lovely home further benefits from off-road parking for two vehicles, gas central heating and double glazing throughout, providing both comfort and practicality for modern living.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers the perfect blend of rural community living and everyday convenience.

Important Property Information:

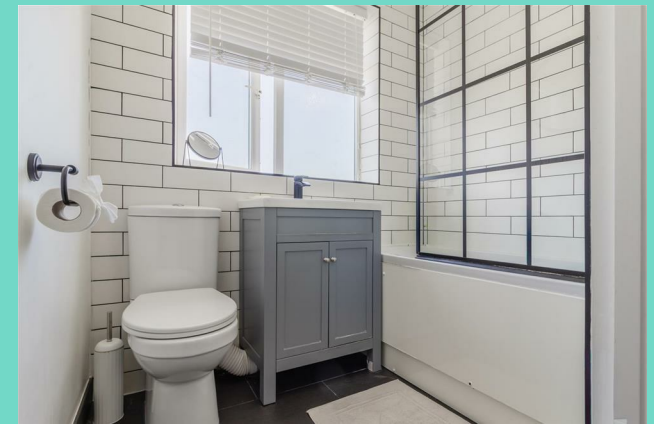
Tenure: Freehold

EPC: C

Council Tax Band: C

Local Authority: Stratford On Avon District Council

49, STOWE DRIVE, SOUTHAM,





Total area: approx. 103.3 sq. metres (1112.3 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		
(81-91) B		
(69-80) C	79	79
(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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk