



FIREFLY ROAD

SOUTHAM, CV47 1AH

OFFERS IN THE REGION OF £410,000
FREEHOLD

Set on the outskirts of the highly sought-after market town of Southam, this well-proportioned and beautifully presented three-bedroom detached home offers an excellent balance of modern comfort and convenient location. With a wealth of amenities on its doorstep and excellent road links nearby, the property has much to offer its next owners.

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- 3 Bedrooms • Detached • Garage • Off Road Parking • En Suite To Main • Utility Room • Downstairs WC • Kitchen/Diner • Close To Amenities



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Ground Floor:

-Upon entering the property, you are welcomed into a central hallway which provides access to all the main rooms within the home.

-Stretching the full depth of the property and truly feeling like the heart of the home, the modern, fully fitted kitchen/diner provides both style and functionality. This spacious room is equipped with a comprehensive range of wall and base units and includes an integrated fridge/freezer, electric oven, gas hob, and dishwasher. There is also ample space to accommodate a family dining table, making it the perfect setting for both everyday living and entertaining.

-Conveniently located just off the kitchen, the utility room offers additional practicality, featuring further fitted storage cupboards along with an integrated washing machine and gives access to the rear garden.

-Also extending the full depth of the home, the lounge is flooded with natural light thanks to its dual aspect. This inviting space is complete with a feature electric fireplace and French patio doors that open directly onto the rear garden, creating a wonderful indoor-outdoor flow.

-The downstairs accommodation is further enhanced by a guest W/C and a useful understairs storage cupboard.

First Floor:

-The main bedroom is a generously sized double that extends the full depth of the home and enjoys the added luxury of a modern en suite shower room.

-Bedrooms two and three are also well-proportioned double rooms, offering flexibility for family, guests, or home working.

-Conveniently positioned to serve all bedrooms, the fully fitted family bathroom has been finished to a high standard in keeping with the rest of the home. It features a stylish tiled suite with a shower over the bath, combining practicality with modern comfort.

Garden, Exterior and Further Property Information:

-Leading outside, the south-facing garden is predominantly laid to lawn and features a generous patio area, providing the perfect spot for alfresco dining or entertaining guests. The garden also features a separate gravelled area, behind the garage that provides a great spot for a hot tub or children's play area.

-Additional benefits of this lovely home include a detached garage, off-road parking, gas central heating, and double glazing throughout.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

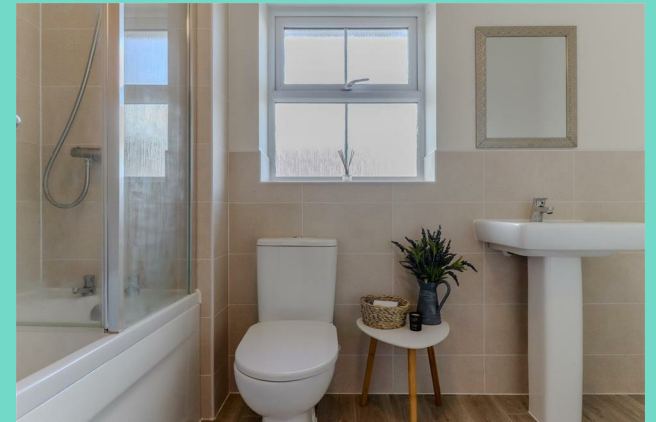
Council Tax Band: E

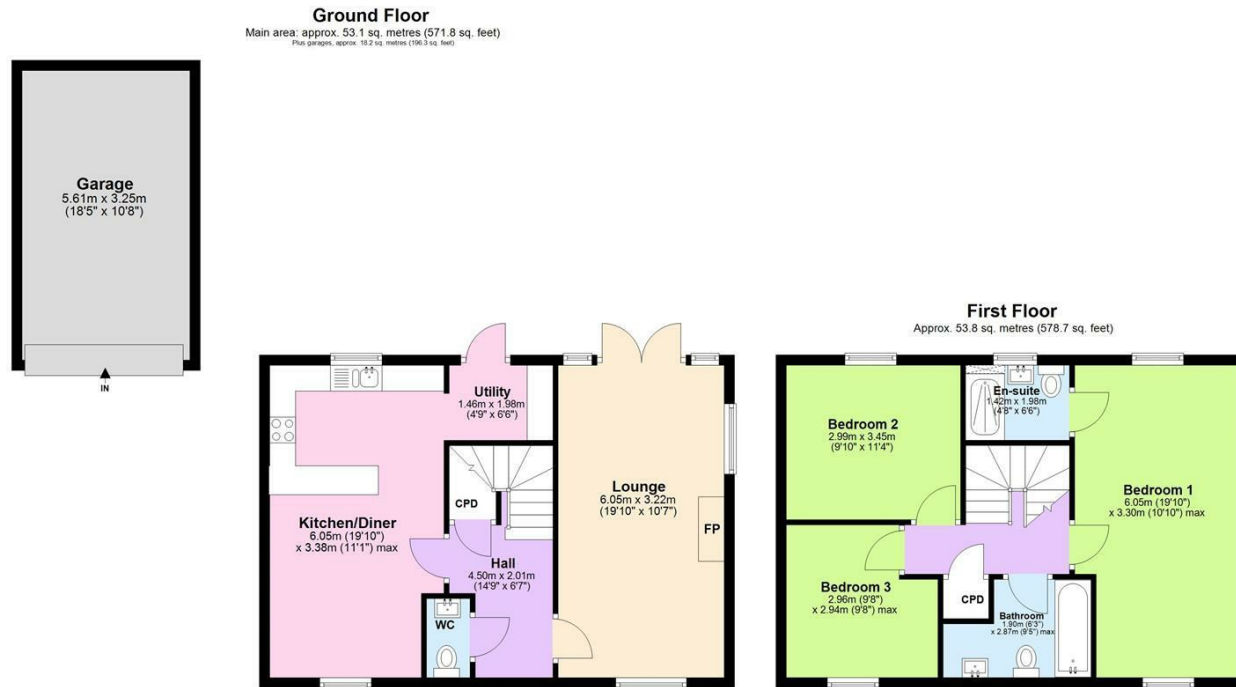
EPC:B

Maintenance Fee: Not currently applicable



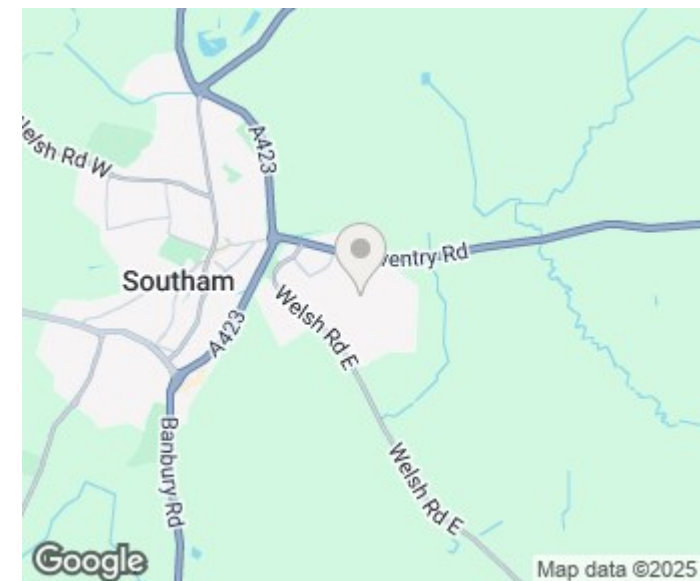
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Main area: Approx. 106.9 sq. metres (1150.4 sq. feet)
Plus garages, approx. 18.2 sq. metres (196.3 sq. feet)

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 | | 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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