



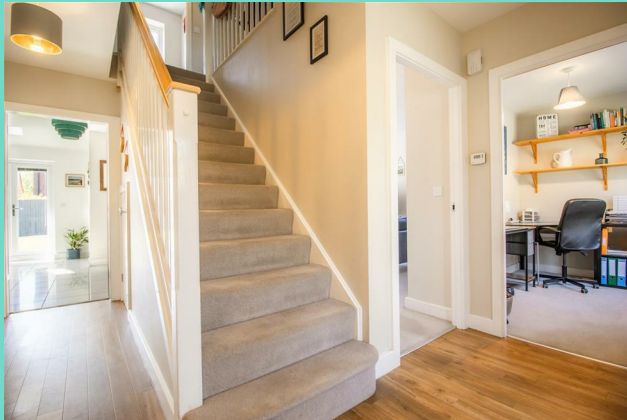
## SWIFT GARDENS SOUTHAM, CV47 2TU

OFFERS IN THE REGION OF £520,000

Set on the edge of the highly desirable market town of Southam, this spacious four-bedroom detached family home offers generous living accommodation throughout. Ideally positioned with a range of local amenities nearby and excellent road links, the property provides both convenience and comfort, making it an ideal choice for modern family living.

# SWIFT GARDENS

- No Chain
- 4 Double Bedrooms
- Utility Room
- Study
- Versatile Home
- 2 En Suite Shower Rooms
- Garage
- Driveway Parking



## Ground Floor:

-Upon entering the property, you are welcomed into a central entrance hallway, providing access to all principal rooms within the home.

-At the heart of the home, and positioned at the rear overlooking the garden through double French doors, is the open-plan kitchen/diner. This bright and airy room is flooded with natural light, enhanced by a double skylight.

-The kitchen is fitted with a range of wall and base units and includes an integrated fridge, freezer, electric oven, induction hob, and dishwasher, along with a convenient breakfast bar. There is also ample space for a family dining table, making this the perfect setting for both everyday living and entertaining guests.

-Just off the kitchen you will find the utility room that offers further storage as well as a hand basin and under counter space for white goods with side access onto the driveway.

-The lounge is also positioned at the rear of the home and benefits from French doors providing access to the rear garden. Offering generous living accommodation, this space is ideal for relaxing of an evening.

-In addition, the downstairs accommodation also features a versatile snug offering flexible additional living space, and is also ideal for use as a children's playroom.

-Further benefits of the ground floor include a dedicated home office, situated at the front of the property, and a convenient guest WC.

## First Floor:

-Situated at the front of the property, you will find the principal bedroom, offering substantial double accommodation. The room also benefits from built-in wardrobes and a modern en-suite shower room.

-Bedroom two is a generously sized double room, benefiting from fitted wardrobes and a modern en-suite shower room.

-Bedrooms three and four are both well-proportioned double rooms, situated at the rear of the home.

-Conveniently situated close to all bedrooms is the family bathroom, fitted with a modern tiled suite comprising a bath with shower over, hand basin, WC, and heated towel rail.

## Garden, Exterior and Further Property Information:

-Leading outside, this lovely home also benefits from a substantial rear garden, mainly laid to lawn with a patio area and a pebbled section to the rear, providing the perfect setting for al fresco dining during the summer months.

-This attractive family home is offered chain free and also benefits from a detached single garage, complete with electrics and a side pedestrian door, off-road driveway parking, gas central heating, and double glazing throughout.

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

## Important Property Information:

Tenure: Freehold

Maintenance Fee: £258.47 Yearly

EPC: B

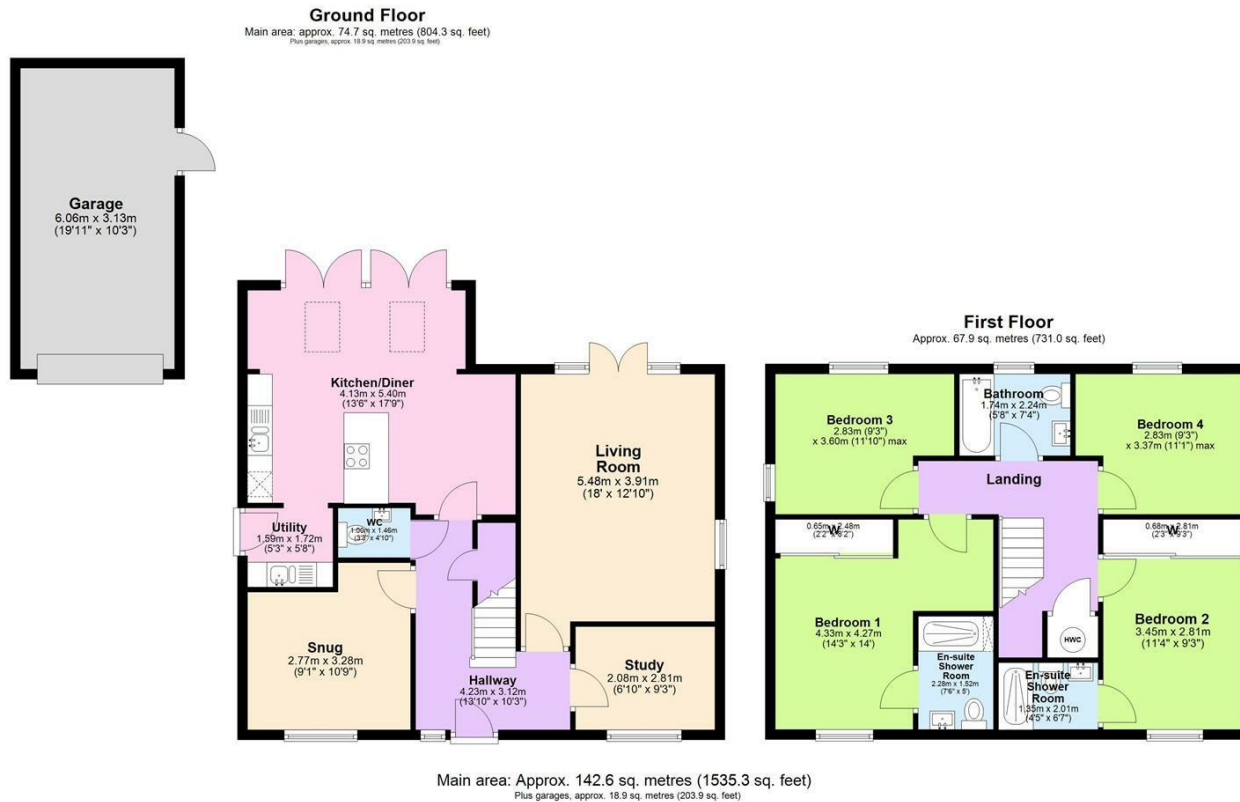
Council Tax Band: F

Local Authority: Stratford On Avon District Council



## SWIFT GARDENS





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) <b>A</b>                          |  |                         | 92        |
| (81-91) <b>B</b>                            |  | 84                      |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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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