



METEOR WAY

SOUTHAM, CV47 1AP

GUIDE PRICE £600,000

FREEHOLD

Nestled on the outskirts of the charming market town of Southam, this attractive four-bedroom detached family home is beautifully presented throughout. Offering an abundance of space and versatile accommodation, the property is ideally suited to modern family living. Well maintained by the current owners and complemented by an exceptional landscaped garden, this lovely home is sure to impress from the moment you arrive.

METEOR WAY

- 4 Bedrooms • Immaculately Presented • Double Garage • Off Road Parking • Downstairs Study • Utility Room • Guest W/C • 2 En Suite Shower Rooms • Stunning Garden



Upon entering the property, you are welcomed into a central entrance hallway that leads off to all other rooms within the home.

The dual aspect living room spans the depth of the property and offers the perfect spot to relax of an evening as well as offering access to the garden via French doors.

Also at the rear of the property is the kitchen/diner. This bright and airy space is flooded with light thanks to the French doors that overlook the rear garden and is fully fitted with a range of wall and base units. The kitchen is immaculately presented and further benefits from an integrated gas hob, double oven, fridge, freezer, and dishwasher as well as offering ample space for a large family dining table.

At the front of the downstairs accommodation is a versatile reception room that lends itself to a perfect home office or children's playroom.

The downstairs accommodation also comprises of a downstairs w/c and utility room that is inclusive of an integrated washing machine and dryer.

Leading upstairs this lovely home comprises of four double bedrooms, two ensuite shower rooms and a family bathroom.

The main bedroom is located at the rear of the home and is a large double room and benefits from built in wardrobes and a large ensuite shower room.

Bedroom two is also located at the rear of the property and benefits from an ensuite shower room.

Bedrooms three, four are all good-sized double rooms and are located at the front of the home.

The family bathroom is finished with a modern tiled suite and is inclusive of a shower over the bath and heated towel rail.

To the rear, the property enjoys a stunning landscaped garden that has been thoughtfully designed to create a superb outdoor living space. Predominantly laid to lawn, the garden also benefits from a large, paved patio, attractive raised flower beds and decorative stone borders. Offering a wonderful balance of space, style and practicality, this delightful garden is perfect for family enjoyment, alfresco dining and entertaining guests during the summer months.

Surrounded by the South Warwickshire Countryside and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

At the rear of the property beyond the pictured post and rail fence is a landscaping buffer, this land is within the property boundary and can only be used as garden land, for further information please do contact our office.

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Council Tax Band: F

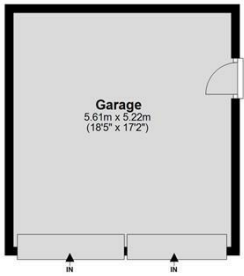
EPC: B

Maintenance charge: £165 per annum (not currently payable).



METEOR WAY





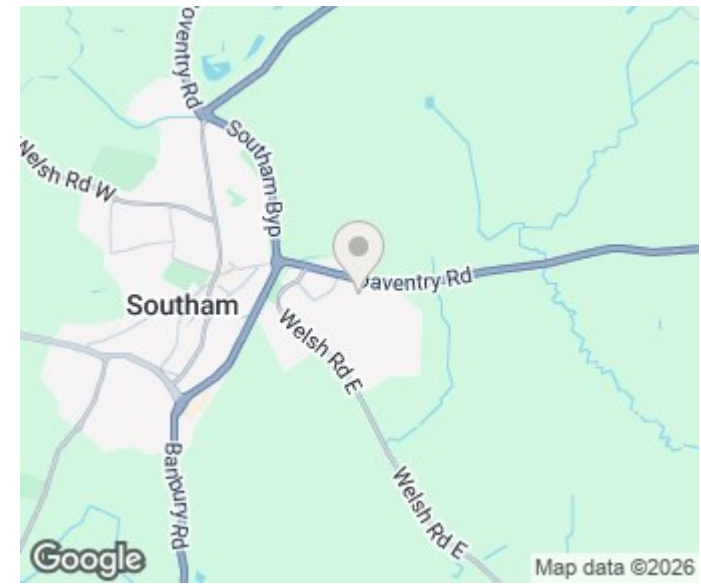
Ground Floor
Main area: approx. 77.1 sq. metres (830.0 sq. feet)
Plus garage, approx. 29.3 sq. metres (315.5 sq. feet)



First Floor
Approx. 74.4 sq. metres (801.2 sq. feet)

Main area: Approx. 151.5 sq. metres (1631.2 sq. feet)
Plus garage, approx. 29.3 sq. metres (315.5 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			93
(81-91) B		86	
(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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