



Holt Gardens, Studley, B80 7NU

Guide price £575,000



Unique opportunity to purchase a SPACIOUS DETACHED FAMILY HOME offering generous living accommodation on a very sought after quiet private road in the village of Studley boasting FOUR DOUBLE BEDROOMS, double garage, spacious driveway, and mature rear gardens. Entrance hallway, guest WC, open plan fitted kitchen / dining room, utility room, separate dining room, family living room, conservatory, four bedrooms, generous family bathroom, en-suite to master, and detached double garage.



This attractive detached home sits on a private plot on a quiet private road and boasts a driveway providing ample off-road parking to the front aspect, double garage with separate door access, and a private mature garden with paved entertaining patio and surrounded by fencing and established shrubbery.

The ground floor accommodation comprises; entrance hallway with staircase leading to the first floor, a guest WC. Leading off the hallway is a separate dining room, and a spacious family living room with sliding doors through to generous, light filled conservatory overlooking the garden. The ground floor also boasts a fitted kitchen / breakfast area and spacious utility with side access door to outside.

The first floor boasts a spacious landing, four well-proportioned bedrooms including a very large master with en-suite bathroom and an additional four piece family bathroom. Bedrooms one and four also boast built in wardrobes. Additionally there is access to a large loft via loft ladders which is currently being used as a games room and storage. There is potential to do an official loft conversion with stairs rising subject to planning.

Outside the private garden is lawned, with paved patio areas, perfect for outdoor entertaining. and well-kept mature shrubbery and fencing to the perimeter.

Being close to great local amenities and schooling the property further benefits from gas central heating, and double glazing and offers a fantastic opportunity for new buyers as properties of this nature in this location rarely come to market, so early inspection is recommended to avoid disappointment.

Hall

WC

Living Room 26'4" x 13'3" (8.05m x 4.06m)

Kitchen 14'11" x 9'10" (4.55m x 3.00m)

Breakfast Room 11'8" x 10'0" (3.56m x 3.06m)

Utility 5'0" x 6'5" (1.53m x 1.96m)

Dining Room 13'11" x 14'0" (4.25m x 4.27m)

Conservatory 10'9" x 11'7" (3.29m x 3.55m)

Bedroom One 13'10" x 11'10" (4.23m x 3.63m)

En-Suite 6'2" x 6'8" (1.90m x 2.04m)

Bedroom Two 12'2" x 13'3" (3.71m x 4.06m)

Bedroom Three 12'3" x 13'3" (3.75m x 4.06m)

Bedroom Four 14'4" x 10'0" (4.38m x 3.07m)

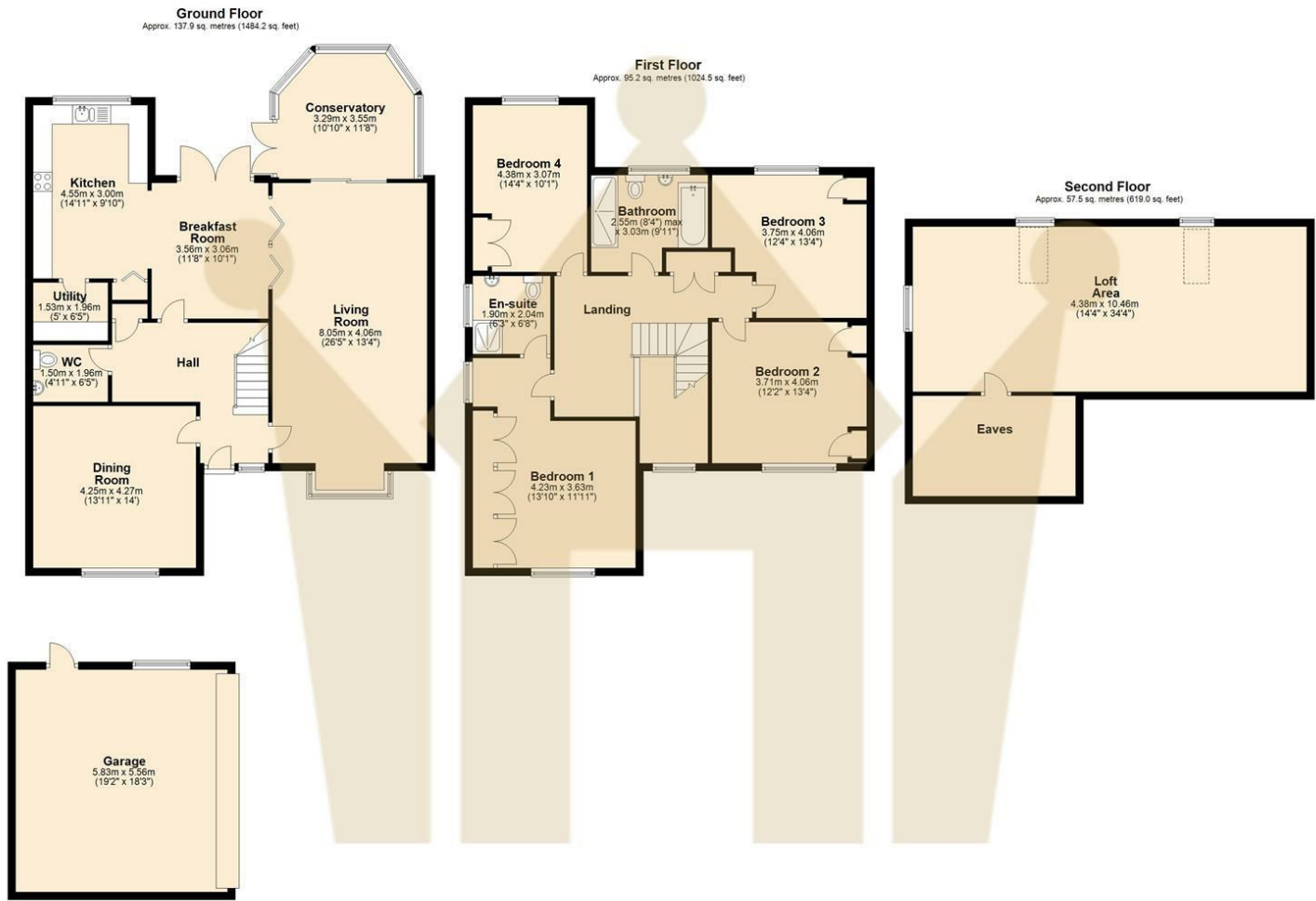
Bathroom 8'4" x 9'11" (2.55m x 3.03m)

Loft Area 14'4" x 34'3" (4.38m x 10.46m)

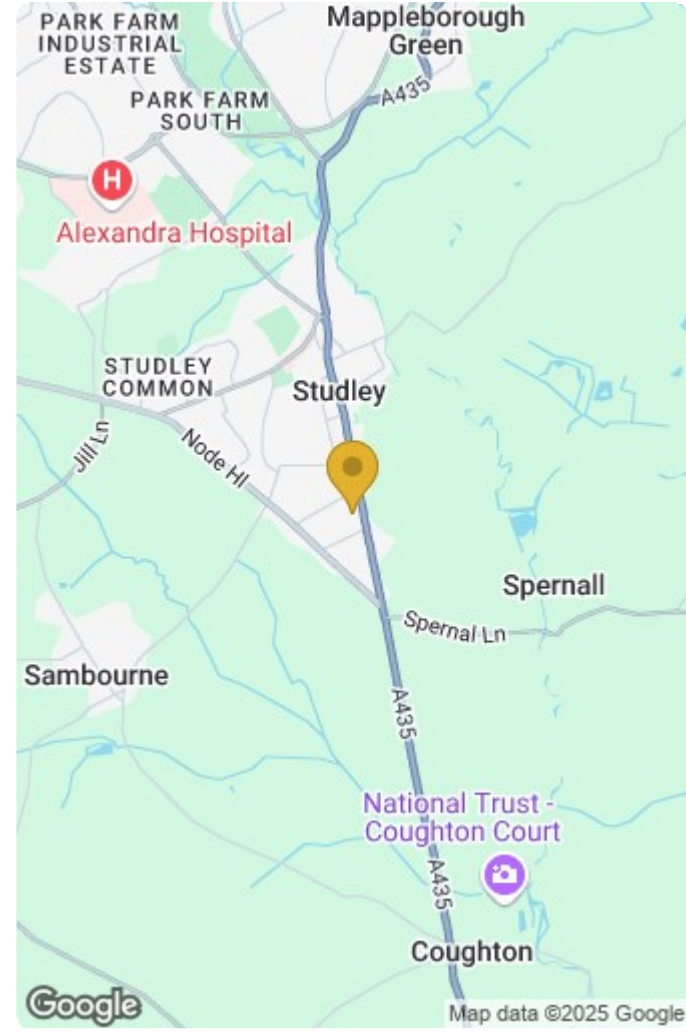
Eaves







Total area: approx. 290.6 sq. metres (3127.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	59	70

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		