



Toms Town Lane, Studley, B80 7QG

£270,000



**** Three Bedroom Family Home ** Driveway Parking ** Integral Garage ** Open Plan Kitchen Diner ** Utility ** Good Size Living Room ** Generous Garden**
**** This beautifully presented three-bedroom home in the sought-after village of Studley offers stylish, well-planned living spaces, a generous rear garden and excellent parking, all set within a welcoming residential location close to outstanding amenities and open countryside. Thoughtfully maintained throughout and boasting features such as a sociable kitchen/diner, utility room, guest WC and integral garage, it provides a superb opportunity for buyers seeking comfort, convenience and modern family living.**



This beautifully presented three-bedroom home is approached via an attractive block-paved driveway set behind a low brick boundary wall, with a selection of established greenery softening the frontage and adding a welcoming feel. Situated in the highly sought-after village of Studley, the property offers excellent access to local amenities, well-regarded schools, open countryside and major road networks, making it perfectly suited to modern family living.

Immaculately maintained throughout, the accommodation provides a bright and practical layout, and an internal viewing is strongly recommended. On entering the home, you are welcomed into a spacious hallway that gives access to the main living areas and stairs rising to the first floor. The living room sits to the front and benefits from a broad bay window, allowing plenty of natural light to enhance the warm and comfortable atmosphere.

To the rear, the property opens into a generous kitchen and dining space, thoughtfully arranged for both family life and entertaining. Double doors extend the living space into the garden, creating an easy flow for social occasions. From the kitchen, a door leads to a useful utility room offering additional storage and space for appliances, with further access to a guest WC and the integral garage.

The garage, equipped with lighting and power, provides excellent storage or workshop potential and is particularly convenient due to its direct access from the utility room.

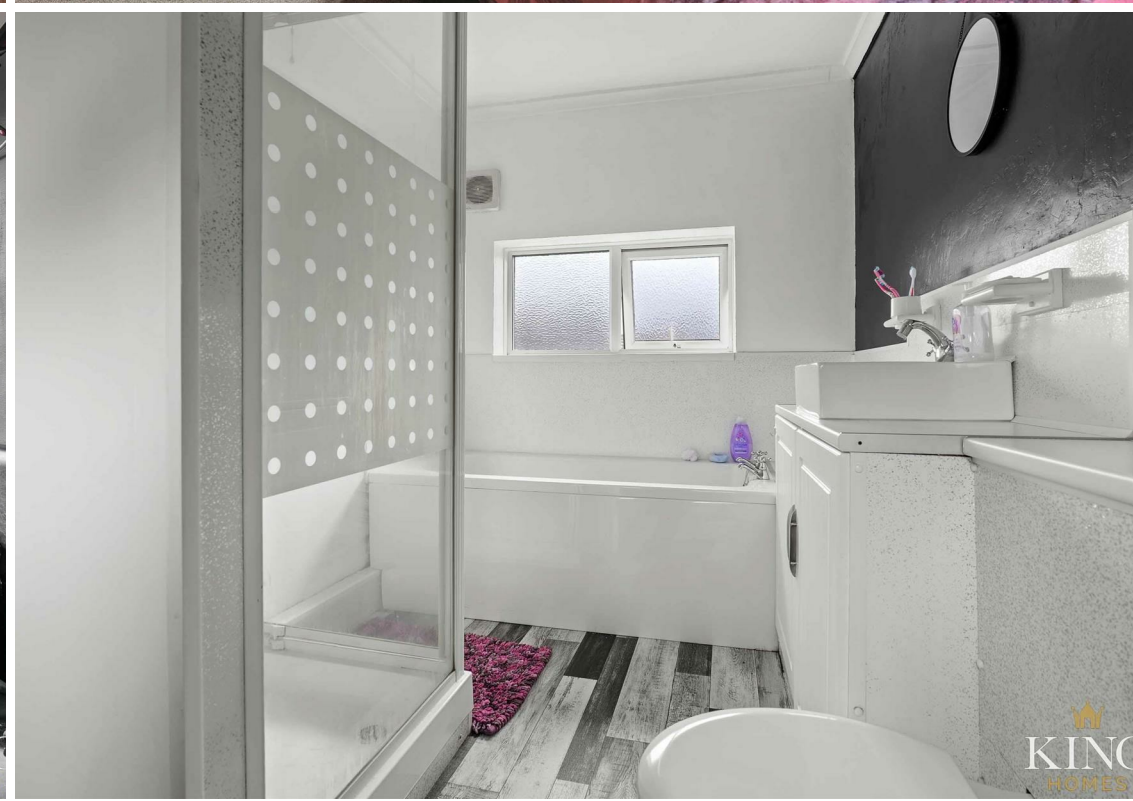
Upstairs, the home features two well-proportioned double bedrooms and a third bedroom offering further flexibility to suit individual needs. A well-appointed family bathroom completes the first floor, offering both bath and shower facilities.

The rear garden offers a fully enclosed and secure outdoor space, featuring a large paved patio ideal for outdoor dining, a generous lawn, and a central path leading to two sizeable sheds. The fencing provides excellent privacy, making this a practical and enjoyable area for relaxation, storage, or hobby use.

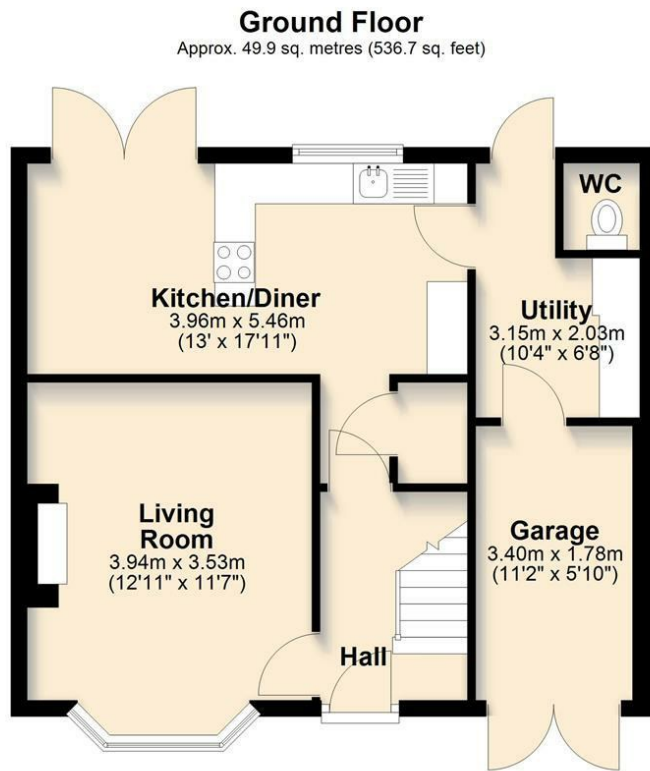
Overall, this superb home in Studley combines an excellent

layout with thoughtful practical features, including a utility room, guest WC, integral garage access and a sociable kitchen/diner. Well-presented and desirably located, it represents an excellent opportunity for buyers seeking comfort, convenience and modern family living.

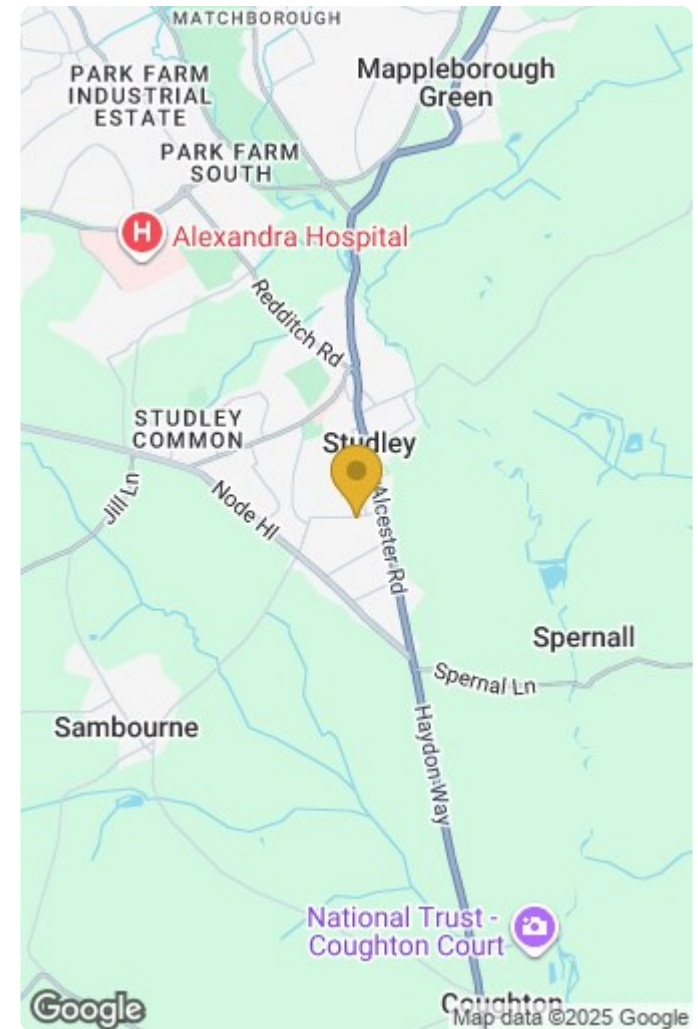
Hall	
Living Room	12'11" x 11'6" (3.94m x 3.53m)
Kitchen/Diner	12'11" x 17'10" (3.96m x 5.46m)
Utility	10'4" x 6'7" (3.15m x 2.03m)
W.C	
Landing	
Bedroom 1	10'2" x 12'7" (3.11m x 3.85m)
Bedroom 2	11'3" x 9'4" (3.44m x 2.87m)
Bedroom 3	8'4" x 8'2" (2.55m x 2.50m)
Bathroom	9'11" x 6'6" (3.03m x 2.00m)
Garage	11'1" x 5'10" (3.40m x 1.78m)







Total area: approx. 92.5 sq. metres (996.1 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	

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	