



**Haydon Close, Studley, B80 7SP**

**Offers in the region of £290,000**

**KING**  
HOMES



**\*MUST VIEW\*** An attractive and modern three-bedroom detached property in fantastic order throughout with off road parking for two vehicles. Conveniently situated within a desirable, select, development of just 3 properties set right in the heart of Studley village within close proximity to a range of shops and local amenities. Benefiting from having UPVC double-glazing throughout and gas fired central heating with a brand-new Worcester boiler just fitted. Accommodation in brief comprises; Porch, Reception Hall, Kitchen Breakfast, Lounge with patio doors, Dining Room, Conservatory with Patio Doors, Large Downstairs W.C, First-Floor Landing, Large Master Bedroom with En-Suite shower room, Two further bedrooms, Family Bathroom, Sunny Aspect Private Rear Gardens, Integral Garage and Driveway. **\*Viewing Highly Advised\***



## **Studley, Warwickshire**

Studley is a large village and civil parish in the Stratford-on-Avon district of Warwickshire, England. Situated on the western edge of Warwickshire near the border with Worcestershire it is 4 miles southeast of Redditch and 13 miles northwest of Stratford-upon-Avon.

## **Private Cul-De-Sac**

This delightful 3 double bedroom detached family home is located in a private cul-de-sac of just 3 detached properties.

## **Approach**

This home is accessed via a tarmacadam driveway suitable for 2 vehicles which leads to the front of this stunning home, with paved wheelchair friendly walkway and a small lawn area to side aspect.

## **Porch**

Entrance to this home is gained via UPVC double-glazed entrance door which leads through into the porch with UPVC double-glazed window to front aspect, ceiling light, coat rail and having a doorway opening to the entrance hallway.

## **Entrance Hallway**

A sizeable entrance hallway with wood effect laminate flooring, ceiling light, wall hung radiator and central heating thermostat control module. With doors leading off to the kitchen/breakfast, lounge, dining room, garage, and storage cupboard.

## **Kitchen** 12'2" x 9'11" (3.73m x 3.03m )

A generous size kitchen breakfast with karndean flooring in kitchen, UPVC double-glazed window to front aspect and having a range of matching white gloss wall and base units with worktop over incorporating a one and a half sink with chrome mixer tap and drainer. With a brand Worcester boiler with 3 free complimentary services included, integral electric cooker and grill with 4 burner gas hob and illuminated pull out extractor fan over. With space for fridge freezer, space for under counter appliances, washing machine and dishwasher, linoleum flooring, ceiling light and with wall hung radiators. With a breakfast bar area with matching worktop.

## **Lounge** 15'7" x 11'8" (4.75m x 3.58m )

A well-appointed carpeted lounge with feature gas fire and

UPVC double-glazed patio doors opening to rear garden with additional double-glazed windows to rear. With carpeted stairs lead off the lounge to the first floor landing area.

## **Dining Room** 11'3" x 8'4" (3.45m x 2.56m)

With wood effect laminate flooring, ceiling light, wall hung radiator and opening leading to;

## **Conservatory** 9'8" x 6'11" (2.97m x 2.11m )

With UPVC double-glazed patio doors to garden and UPVC double-glazed windows to rear aspect, laminate wood effect flooring and wall sockets and lights.

## **Downstairs W.C** 10'0" x 3'6" (3.05m x 1.07m)

Having karndean flooring, a W.C with wash hand basin, ceiling light and wall hung radiator with obscure double-glazed window to side aspect.

## **Under-stairs storage**

Handy space under the stairs for storage

## **First Floor Landing**

Carpeted stairs lead to a spacious landing area with a wall hung radiator and ceiling light. With loft hatch, and doors leading off to the three bedrooms and the family bathroom.

## **Master Bedroom** 17'4" x 8'6" (5.30m x 2.61m)

A generous double bedroom with a double-glazed window to front aspect, wall hung radiator and ceiling light. A doorway opens to;

## **En-Suite** 8'4" x 7'10" (2.56m x 2.39m)

A spacious en-suite with karndean flooring, double width walk in shower with power shower, w.c and wash hand basin. With ceiling spotlights and obscure double-glazed window to rear aspect.

## **Bedroom Two** 12'10" x 8'5" (3.93m x 2.59m)

A further double bedroom with a radiator, a double-glazed window to the rear aspect and ceiling light. With a large loft hatch with steps giving access to the loft.

## **Bedroom Three** 12'10" x 6'0" (3.93m x 1.83m )

A carpeted bedroom with UPVC double-glazed window to front aspect, ceiling light and wall hung radiator.

## **Family Bathroom** 12'0" x 7'8" (3.68m x 2.34m)

A spacious bathroom with karndean flooring, fitted bath with shower attachment over, partly tiled walls, W.C and wash hand basin with vinyl flooring and obscure UPVC double-glazed window to rear aspect.

## **Airing Cupboard**

With carpet and shelving

## **Integral Garage** 16'0" x 8'4" (4.90m x 2.56m)

A spacious garage, with up and over garage door, with socket points and ceiling light. Access can be gained also from the internal hallway.

## **Outside**

### **Front**

To the front is a tarmacadam driveway creating parking for two vehicles, plus a small area laid to lawn.

### **Rear**

A well maintained and stocked rear garden, being mainly laid to lawn and with an array of mature trees hedges and plants to borders. With patios areas and a shed which will also stay with the property.

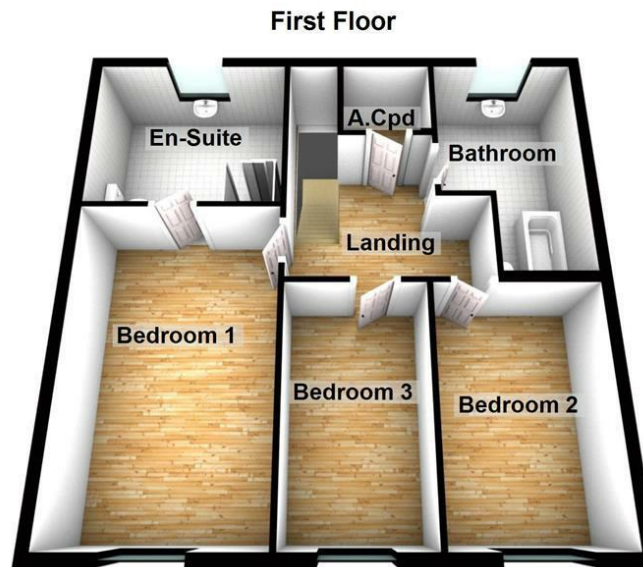
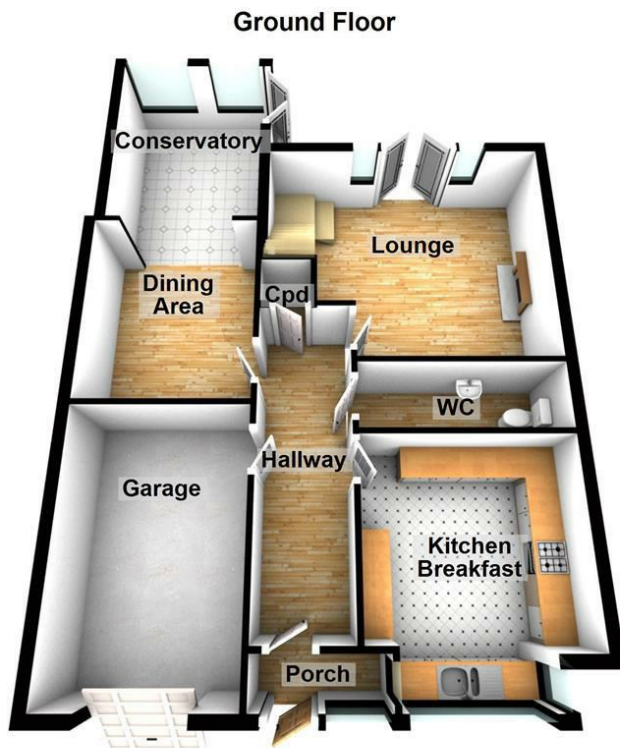












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC