



HONEY FOR SALE

NEWLEAD

4 Bed Detached | Kiblers Lane, Pillerton Priors | £495,000

Description

A lovely 4 bedroomed detached property with south facing rear garden, situated in the sought after Warwickshire village of Pillerton Priors. The property boasts 3 reception rooms, modern fitted kitchen, 3 double bedrooms, further single bedroom, garage and driveway. Viewing advised. The property is entered into a useful porch and then through into the entrance hall.

Lounge

A bright and spacious lounge with feature fireplace and large window overlooking the rear garden.

Dining Room

With ample space for a large family dining table and French doors leading to rear garden.

Kitchen

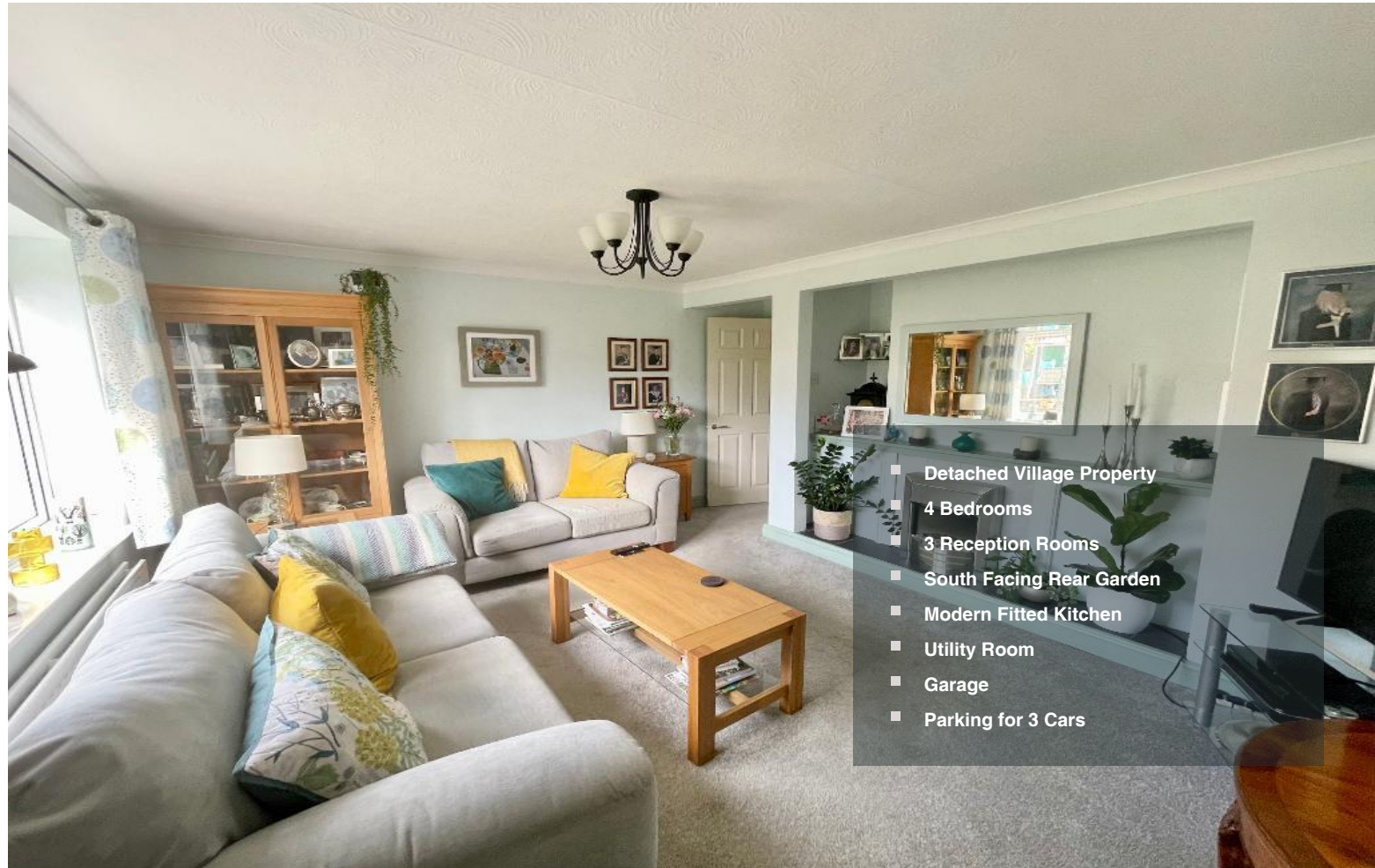
With an attractive range of wall and base units, integrated appliances (dishwasher, fridge/freezer, oven, combination microwave and induction hob), one and a half bowl sink with drainer and a breakfast bar. A window overlooks the rear garden.

Utility Room

A spacious utility room with plumbing and space for washing machine and tumble dryer, further space for another fridge, cupboard storage and stainless steel sink with drainer. There is an external door leading to the side access to the rear garden, window to front and door to cloakroom.

Cloakroom

With WC and basin. Window to front.



- Detached Village Property
- 4 Bedrooms
- 3 Reception Rooms
- South Facing Rear Garden
- Modern Fitted Kitchen
- Utility Room
- Garage
- Parking for 3 Cars

Study

An ideal place to work from home with a large built in storage cupboard and space for 2 desks. Window to front.

From the hallway, stairs rise to the first-floor landing where doors lead to the 4 bedrooms and family bathroom.

Bedroom 1

A large double bedroom with window to rear and fabulous dressing area with built in wardrobes. Door to en-suite.

En-Suite

A nice, bright en-suite shower room with walk-in shower cubicle, WC and basin with generous storage beneath. Window to front.

Bedroom 2

A large double bedroom with window to rear.

Bedroom 3

A large double bedroom with window to rear.

Bedroom 4

A single bedroom with window to front.

Family Bathroom

With white suite comprising bath with shower over, WC and basin with vanity storage. Windows to front and side.

Outside

The south-facing mature rear garden is laid to lawn with planted borders and large patio area. There is also a raised decked area, outside tap, electricity socket and greenhouse. Gated side



access leads to the front of the property and the attractive walled front garden.

Garage and Parking

To the front of the property is a single garage with up and over door, power and light. There is parking for 3 cars at the front of the property and alongside the garage.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains water, electricity and drainage. Heating is by oil fired central heating. All information should be checked by your solicitor prior to exchange of contracts.

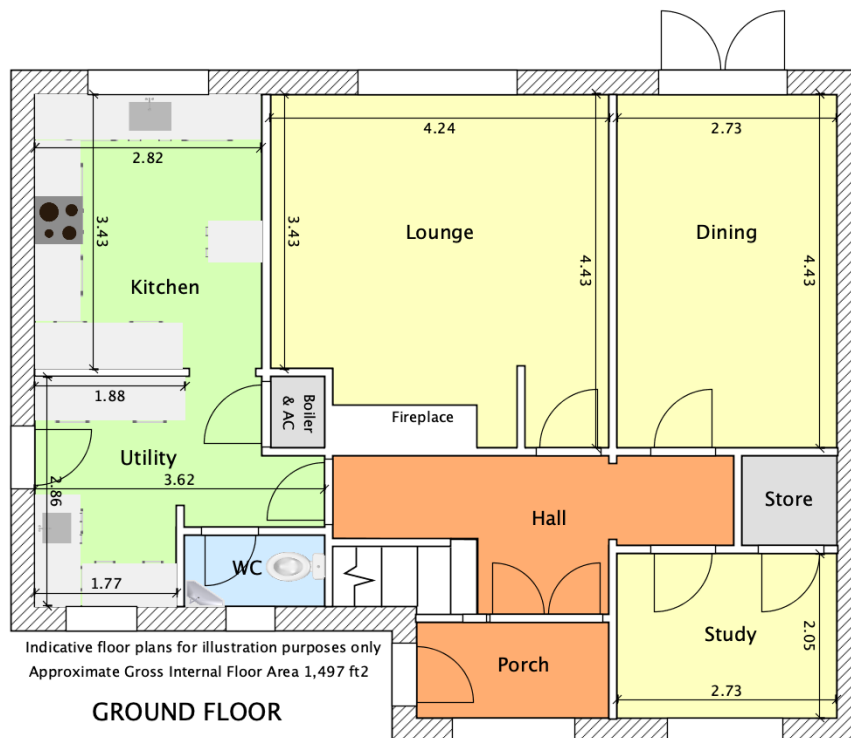
Council Tax Band F with Stratford on Avon District Council

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.









Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	72 C
39-54	E		
21-38	F		
1-20	G		

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