



Connells

Holywell Drive
Temple Herdewyke Southam



Property Description

A beautifully presented two double bedroom semi detached home situated within a popular development built by Mulberry Homes. Constructed in 2021 and still benefitting from the remainder of the NHBC warranty, this property offers stylish and immaculate accommodation ideal for first time buyers, professionals or those looking to downsize.

The accommodation begins with a welcoming entrance hall leading to a convenient downstairs cloakroom. The modern breakfast kitchen, fitted with Bosch appliances flows openly to the lounge dining area, creating a fantastic space for both everyday living and entertaining.

Upstairs the property offers two generously sized double bedrooms along with a contemporary family bathroom finished to a modern standard.

Externally the rear garden has been fully landscaped by the current owners, providing an attractive and low maintenance outdoor space. A particular highlight is the purpose built home office, complete with full insulation and air conditioning, making it ideal for all year round remote working or an additional versatile space. The property further benefits from two side by side parking spaces to the front of the property.

Approach

The property is set back from the road behind the fore garden with a pathway to the front entrance.

Entrance

Welcoming entrance hall open to the kitchen living dining, with a door off to the cloakroom and stairs rising to the first floor.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, LVT flooring, a radiator and a double glazed window to front elevation.

Open Plan Lounge/Kitchen/Diner

27' 2" max x 13' 7" max (8.28m max x 4.14m max)

Breakfast Kitchen

13' 7" x 6' 9" (4.14m x 2.06m)

Immaculate and modern kitchen, fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated Bosch appliances include an electric oven, gas hob with cooker hood over, a dishwasher and a fridge/freezer, whilst providing space for a washing machine. Comprising a breakfast bar, LVT flooring, a double glazed window to front elevation and stairs rising to the first floor.

Lounge Dining Area

13' 7" x 10' 1" (4.14m x 3.07m)

Spacious lounge benefitting from ample natural light and consisting of a built-in under stairs storage cupboard, LVT flooring, a radiator and double glazed French doors leading to the garden.

First Floor

Landing

The stairs lead from the open plan lounge/kitchen/diner. There is a double glazed window to side elevation, access to the part-boarded loft, perfect for storage, and doors to both bedrooms and the family bathroom.

Bedroom One

11' 3" max x 11' 7" to wardrobes (3.43m max x 3.53m to wardrobes)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Two

13' 7" max x 9' 9" (4.14m max x 2.97m)

Double bedroom having a radiator and two double glazed windows to front elevation.

Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, tiled flooring, a shaver point, an automatic extractor fan and a fitted towel rail.

Outside

Rear Garden

Beautifully landscaped garden being mainly laid to lawn and fence enclosed. With patio and decking areas, gated side access and a door to the garden pod/home office.

Garden Pod/Home Office

10' 1" x 8' 2" (3.07m x 2.49m)

An ideal space for all year round home working, built to a passive house specification

benefitting from having power, light, air conditioning, fibre Internet and being fully insulated.

Parking

Driveway providing off road parking for two cars side by side.

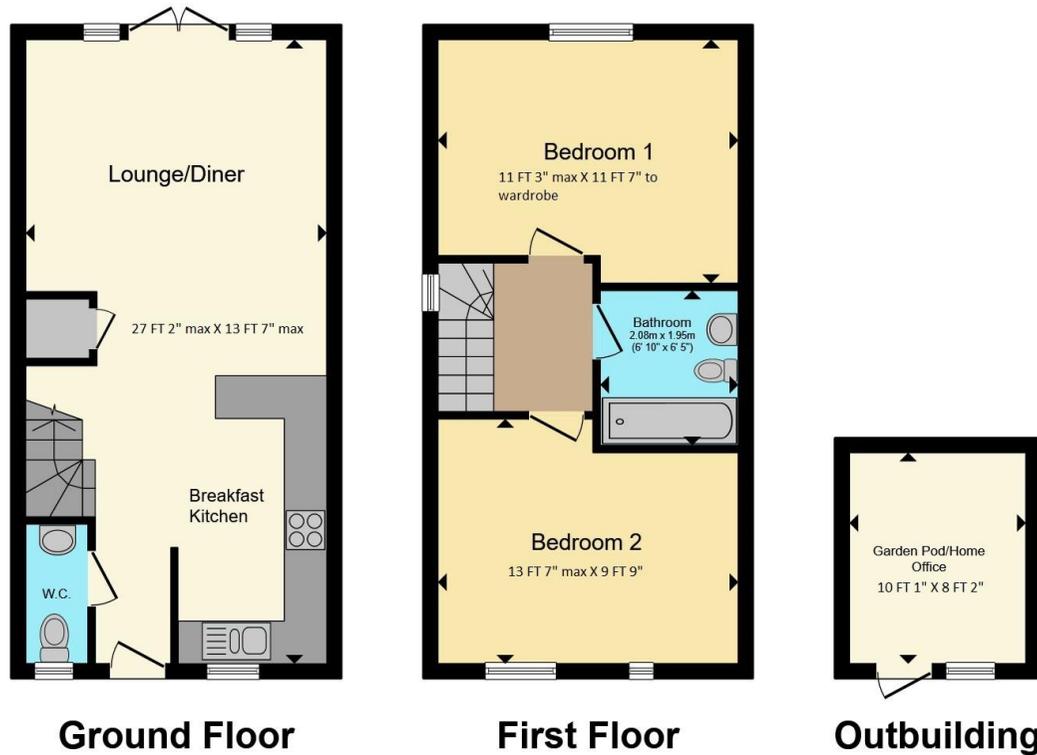
Management Fee

There is an annual management charge of £200 paid towards the maintenance of the communal grass areas.









Total floor area 81.7 m² (880 sq.ft.) approx

This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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Property Ref: SPA315142 - 0003