



36 Hurst Road, Southam, Warwickshire, CV47 1HY
£325,000

NEWMAN
ESTATE AGENTS

36 Hurst Road, Southam, Warwickshire, CV47 1HY

A BEAUTIFULLY PRESENTED 4 BEDROOM FAMILY HOME WITH AN UNEXPECTEDLY LARGE GARDEN!

This lovely home has much to offer and comprises DRIVEWAY & GARAGE/STORE, entrance hall, STUDY, downstairs toilet, COSY SITTING ROOM, a great sized KITCHEN/DINER and CONSERVATORY. On the first floor the property has 3 DOUBLE BEDROOMS and a family bathroom, on the second floor the MASTER BEDROOM & EN-SUITE are located, giving some much-needed privacy and peace for parents. Outside this fantastic home has a LARGE GARDEN with space everyone to enjoy. VIEWING THIS HOME IS A MUST!

Contact Details

For further information or to arrange a viewing please contact our Southam office, check our website, Instagram or our Facebook page (newmanestateagentsoutham)

Front Of House

The front of the property has a driveway leading to the garage & front entrance, there is side gated access and a front garden which is laid to lawn with planted borders.

Entrance Hall

The entrance hall has a laminated wood floor, there is a radiator, stairs leading to the first floor and doors lead to the study, downstairs toilet, cloak cupboard, sitting room and the kitchen/diner

Study/Bedroom 5

8'2 x 7'5 (2.49m x 2.26m)

The study (currently used as a bedroom) has a carpeted floor, there is a radiator and window to the side aspect.

Downstairs Toilet

4'9 x 3'1 (1.45m x 0.94m)

The downstairs toilet has a laminated floor, the white suite comprises low level WC and wash basin. There is also a heated towel rail and an obscured window to the rear.

Sitting Room

14'4 x 11'3 (4.37m x 3.43m)

The cosy sitting room has a carpeted floor, there is a radiator, gas fire with stone effect surround and a window to the front aspect.

Kitchen/Diner

28'6 x 10'10 max (8.69m x 3.30m max)

The stylish kitchen/diner has a laminated wood floor, the kitchen has wall and base units with a sink & drainer, there are integrated items including a dishwasher, fridge, freezer, washing machine, hob, hood and oven. There is also a cupboard housing the tumble dryer, a window to the rear aspect, a door to the rear and sliding patio doors to the conservatory.

Conservatory

14'6 x 11'5 (4.42m x 3.48m)

The large conservatory has a laminated wood floor, there is also a radiator, windows to the side and rear. There are also double doors to the garden.

Stairs & Landing

The stairs & landing are carpeted, there is an obscured window to the side, doors leading to bedrooms 2,3 and 4 and also the family bathroom. Stairs lead to the second floor.

Bedroom 4

10'5 x 7'9 (3.18m x 2.36m)

Bedroom 4 is a great sized room, it has been carpeted, there is a radiator and window to the front aspect.

Bedroom 2

11'5 x 11'1 (3.48m x 3.38m)

Bedroom 2 has a carpeted floor, there is a radiator and a window to the front aspect.

Bedroom 3

11'3 x 10'11 (3.43m x 3.33m)

Bedroom 3 has a carpeted floor, there is a radiator and a window to the rear aspect over looking the garden.

Family Bathroom

7'10 x 11' (2.39m x 3.35m)

The large family bathroom has a tiled floor, the white suite comprises low level WC, bath, wash basin and shower enclosure. There is also a cupboard for storage, a heated towel rail and an obscured window to the rear aspect.

Stairs & Landing

The stairs and landing are carpeted, there is an obscured window to the side aspect, eves storage, a Velux window to the front aspect and doors to the master bedroom and en-suite.

Master Bedroom

14'4 x 13'1 max (4.37m x 3.99m max)

The lovely master bedroom has a carpeted floor, there is a radiator, Velux to the front aspect and a window to the rear.

En-suite

7'5 x 6'2 (2.26m x 1.88m)

The en-suite has a vinyl floor, the white suite comprises low level WC, wash basin and shower enclosure. There is also a heated towel rail, a shaver socket and an obscured window to the rear.

Garden

The beautiful garden is an unexpected surprise! This large space has been mainly laid to lawn with planted borders, a shed and rear patio with seating area. Closest to the house there is a good sized patio ideal for the summer months spent relaxing outside.

Further Information

The garage is not full size but has plenty of storage space.

The driveway has parking for 2 cars.

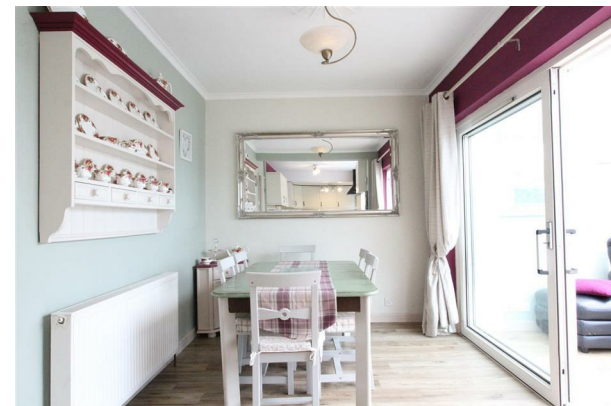
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Council Tax

Tax Band C

Please check tax bands with the link below

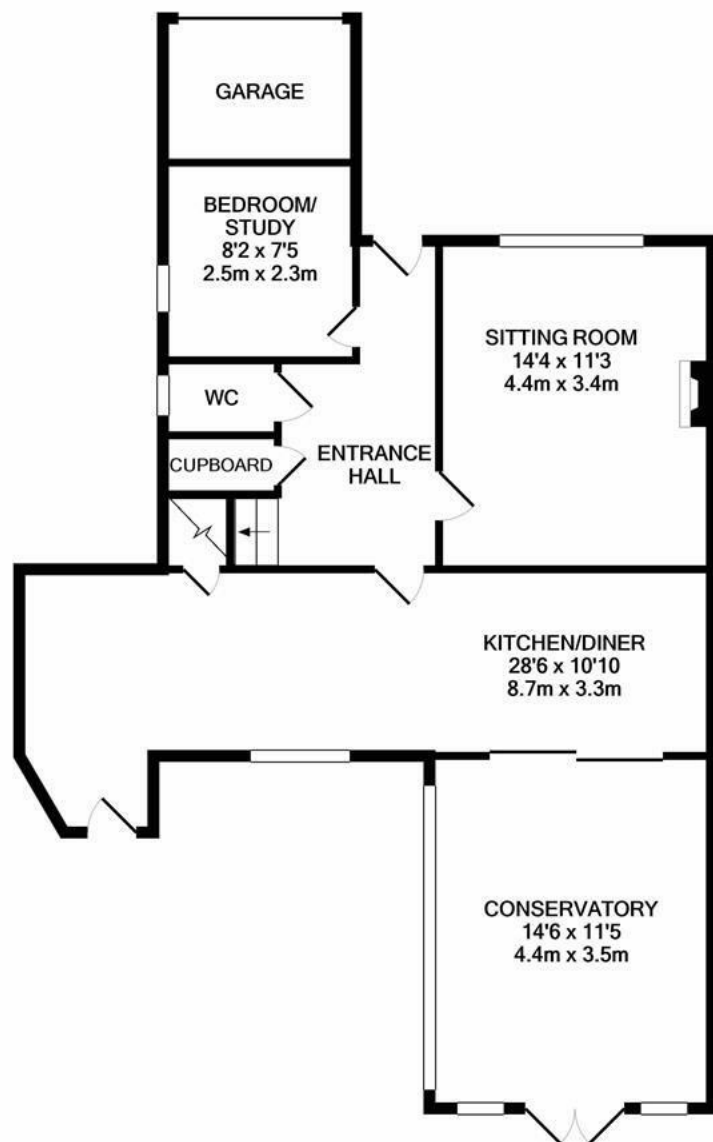
<http://cti.voa.gov.uk/cti/inits.asp>



Mark & Lorna Kermode

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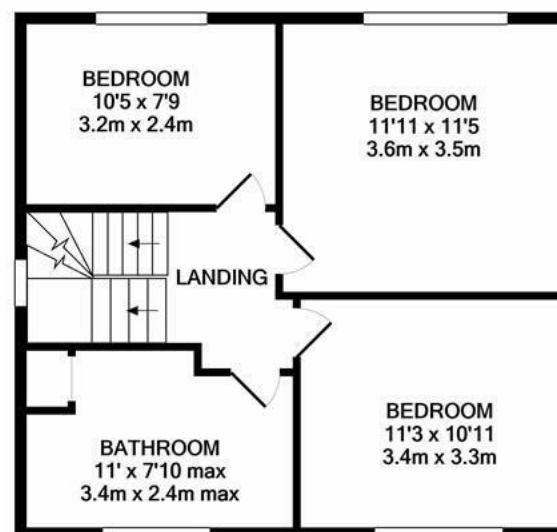


GROUND FLOOR
APPROX. FLOOR
AREA 779 SQ.FT.
(72.4 SQ.M.)

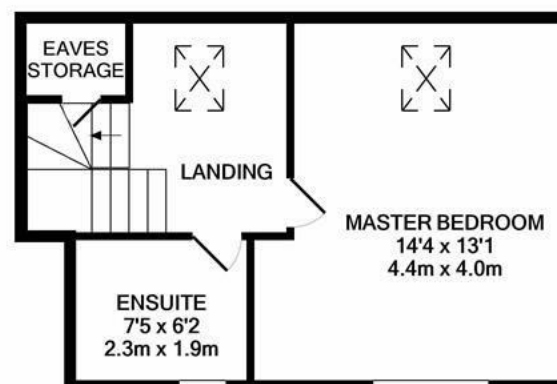
TOTAL APPROX. FLOOR AREA 1587 SQ.FT. (147.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR
APPROX. FLOOR
AREA 478 SQ.FT.
(44.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.6 SQ.M.)

