

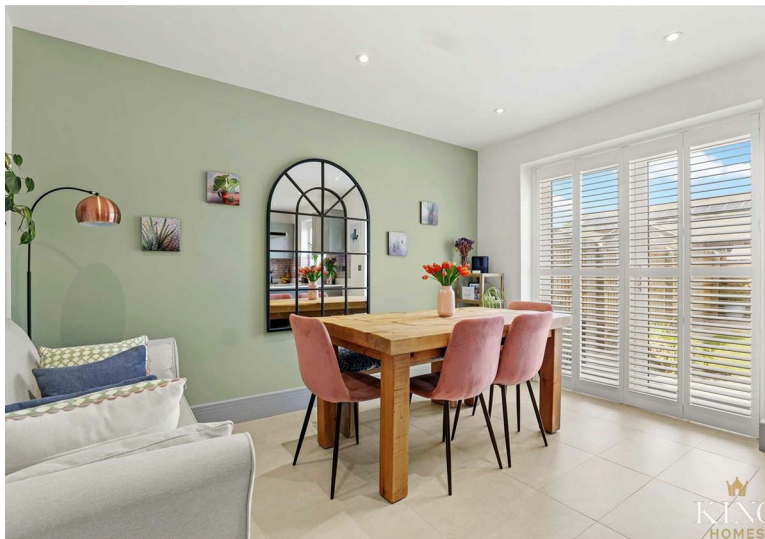


Village Gardens, Studley, B80 7NG

Guide price £425,000


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HOMES

**** VIEW PROPERTY FILM ** EXCEPTIONALLY FINISHED DETACHED FAMILY HOME ** STUNNING OPEN-PLAN KITCHEN/DINER ** THREE BEDROOMS ** EN-SUITE TO PRINCIPAL BEDROOM ** GARAGE & DRIVEWAY ** ADDITIONAL PRIVATE PARKING SPACE **** Enjoying an enviable position within the sought-after Village Gardens in Studley, this impressive three-bedroom detached family home offers spacious and contemporary accommodation throughout. Boasting a superb open-plan kitchen/dining room with breakfast bar, a separate living room with feature media wall, three well-proportioned bedrooms including a principal bedroom with en-suite, a garage, driveway parking, an additional private parking space opposite the property and a generous enclosed rear garden, this is an excellent opportunity to acquire a stylish home in a highly desirable location.



Stepping inside, the welcoming entrance hall immediately sets the tone for the quality found throughout, featuring contemporary tiled flooring, useful understairs storage and a stylish guest cloakroom/WC.

Positioned to the front of the property, the spacious living room is beautifully presented and centred around a contemporary media wall incorporating an inset electric fire. Filled with natural light through the plantation-shuttered window, it provides an elegant yet comfortable reception room for everyday living.

To the rear of the property is the impressive open-plan kitchen/dining room, designed to bring family life and entertaining together. The contemporary shaker-style kitchen is fitted with an extensive range of wall and base units, integrated appliances, generous worktop space and a breakfast bar, creating a sociable space for both everyday living and entertaining. The dining area comfortably accommodates a family-sized table, while French doors open directly onto the rear patio, allowing the indoor and outdoor spaces to flow seamlessly during the warmer months. Flooded with natural light and beautifully presented throughout, this is a superb space equally suited to relaxed family evenings or entertaining guests.

The first floor continues the excellent standard of presentation, with three well-proportioned bedrooms accessed from the central landing. The principal bedroom benefits from a stylish en-suite shower room, while bedroom two provides a generous double bedroom. Bedroom three offers excellent flexibility and could equally serve as a child's bedroom, nursery or home office to suit individual requirements.

Completing the first floor is the contemporary family bathroom, fitted with a modern white suite comprising a panelled bath with shower over, vanity storage, WC and stylish tiling throughout.

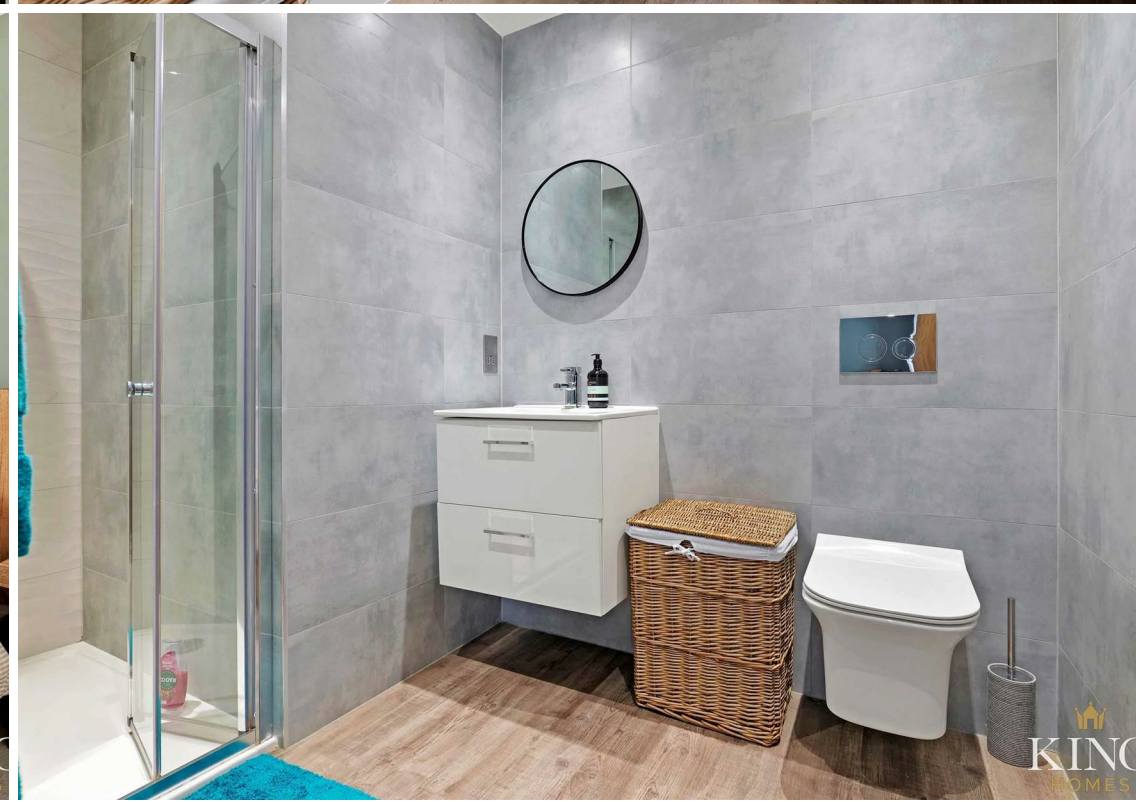
Outside, the enclosed rear garden has been designed with ease of maintenance in mind, featuring a generous lawn alongside a paved patio that provides an ideal setting for outdoor dining and summer entertaining. A timber garden shed offers useful external storage, while mature planting

and timber fencing create an attractive and private environment.

To the front, the property enjoys excellent kerb appeal with a lawned frontage, driveway parking leading to the attached garage, together with the added benefit of solar panels, enhancing the home's energy efficiency. In addition, the property benefits from a separate private parking space located opposite the house, providing valuable additional parking for owners or visitors.

Offering an excellent combination of stylish presentation, practical living space and a sought-after location, this is a home ready to be enjoyed by its next owners.

Hall		
Living Room		12'11" x 10'1" (3.96m x 3.08m)
Kitchen/Diner		12'9" x 17'6" (3.89m x 5.35m)
W.C		
Landing		
Bedroom 1		8'9" x 10'8" (2.67m x 3.27m)
En-suite		
Bedroom 2		9'0" x 10'1" (2.75m x 3.09m)
Bedroom 3		8'11" x 6'11" (2.73m x 2.13m)
Bathroom		7'2" x 5'10" (2.19m x 1.79m)
Garage		21'3" x 9'11" (6.50m x 3.04m)





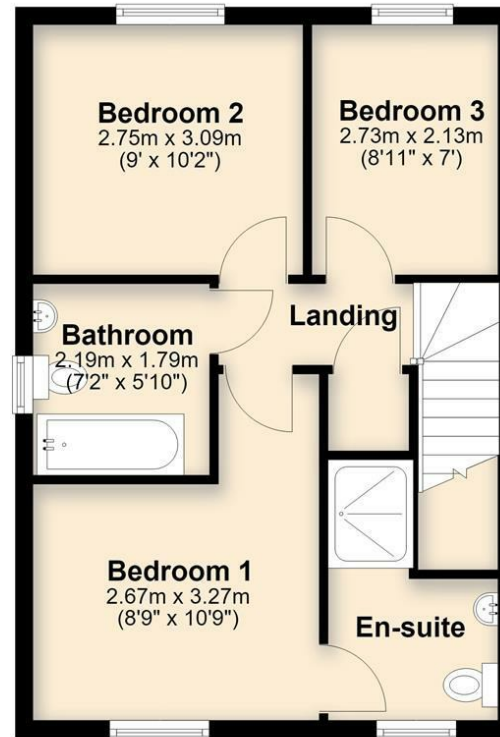
Ground Floor

Approx. 62.8 sq. metres (675.8 sq. feet)

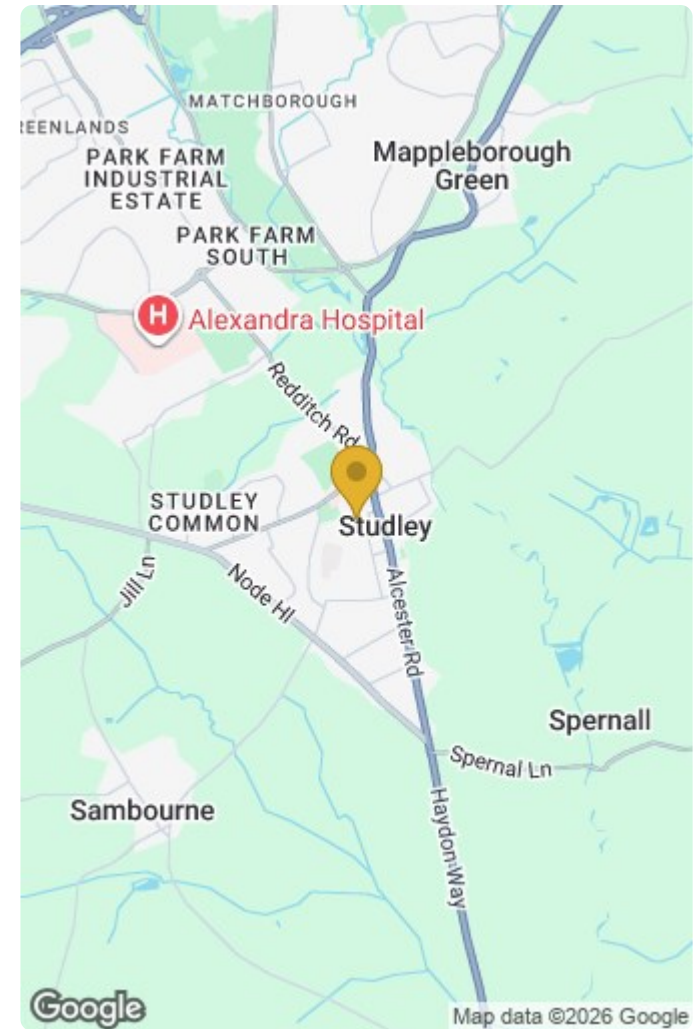


First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



Total area: approx. 103.9 sq. metres (1118.3 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	