



YOUR MOVE

PRICE:

Guide

£369,950

Ref no: 527/511/820

**YOUR MOVE,
16 Church Green
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Orchard Place, Mappleborough Green, Studley, Warwickshire



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Orchard Place, Mappleborough Green, Studley, Warwickshire

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

DESCRIPTION

YOUR MOVE are pleased to offer for sale this deceptively spacious detached bungalow situated in the village of Mappleborough Green having access to motorway links. The accommodation comprises reception hall, spacious lounge with feature fireplace with open fire, breakfast kitchen, utility lobby, three bedrooms and bathroom to the ground floor with two further bedrooms and en-suite shower room on the first floor. Externally there is a driveway providing off road parking, double garage and rear garden. Furthermore it backs onto fields which is a particular feature of the property and views of which can be enjoyed from upstairs windows.

ENTRANCE PORCH

Leading to:

RECEPTION HALL

Ceiling lighting, coving to the ceiling, radiator, power point, wood effect flooring, stairs to the first floor.

LOUNGE

5.56m x 3.96m (18'3" x 13'0")

Double glazed window to the front aspect, ceiling lighting, four wall light points, coving to the ceiling, open fire with feature wooden surround and tiled inset with raised hearth, and two paneled radiators.

BREAKFAST KITCHEN

6.30m x 2.54m (20'8" x 8'4")

Inc units: Wall and base units with work surfaces, integral gas hob with extractor above, integral double oven, integral dishwasher, integral refrigerator/freezer, one and a half bowl sink and side drainer, tiled splashbacks, two ceiling light points, radiator, wood effect flooring, double glazed window to the rear aspect, double glazed patio doors to the rear aspect. Internal door also leading to Garage 1.

UTILITY LOBBY

3.56m x 2.54m (11'8" x 8'4")

Ceiling light point, base unit with work surface, sink and drainer, space for appliances, strip lighting, single glazed window to the rear aspect, single glazed door to the rear aspect and internal door leading to Garage 2.

BEDROOM

3.15m x 2.29m (10'4" x 7'6")

Double glazed window to the front aspect, ceiling light point, coving to the ceiling, radiator.

BEDROOM

3.51m x 3.35m (11'6" x 11'0")

Double glazed window to the front aspect, ceiling light point, coving to the ceiling, radiator.

BEDROOM

3.51m x 3.23m (11'6" x 10'7")

Double glazed window to the rear aspect, ceiling light point, inset spotlights, radiator, wood effect flooring.

BATHROOM

Suite comprises corner bath, vanity wash basin, low flush wc, inset spotlights, radiator, double glazed window to the rear aspect.

FIRST FLOOR LANDING

Double glazed window to the rear aspect (enjoying views to rear), ceiling light point.

MASTER BEDROOM

3.73m x 3.35m (Maximum measurement) (12'3" x 11'0")

Head height restriction: Double glazed windows to the front and rear aspects (enjoying views to rear), ceiling light point, radiator.

EN-SUITE SHOWER ROOM

Suite comprises wc, ceiling light point, radiator, double glazed window to the side aspect.

BEDROOM

5.03m x 3.35m (Maximum measurement) (16'6" x 11'0")

Head height restriction: Double glazed windows to the side and rear aspect (enjoying views to rear), ceiling light point, radiator, door to eaves storage.

OUTSIDE

The property is set back from the road behind a lawned area and shrub borders.

OFF ROAD PARKING

Driveway at the front of the property providing Off Road Parking.

GARAGE 1

4.72m x 2.13m (Minimum measurement extending to 3.58m (11'9) (15'6" x 7'0")

Up and over door, strip lights, power, single glazed window to the side aspect, Useful Storage Cupboard, Gardners W.c with w.c, paneled radiator and window to rear aspect and courtesy door to Utility Area having base unit, sink and drainer, window to rear aspect door leading into garden and inner door to:

GARAGE 2

6.40m x 2.08m (21'0" x 6'10")

Up and over door, power, light, storage cupboard and workbench.

REAR GARDEN

Hedge and fence boundary, laid to lawn, paved seating area.

VIEW

VIEW

VIEW

ADDITIONAL PHOTO

ADDITIONAL PHOTO

CLAUSES:

FREEHOLD NOT CONFIRMED:

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

FIXTURES & FITTINGS:

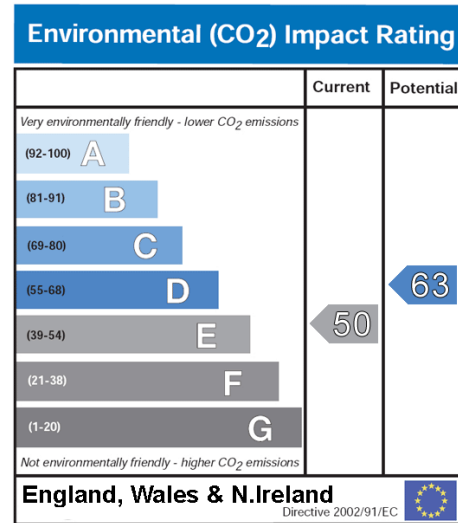
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

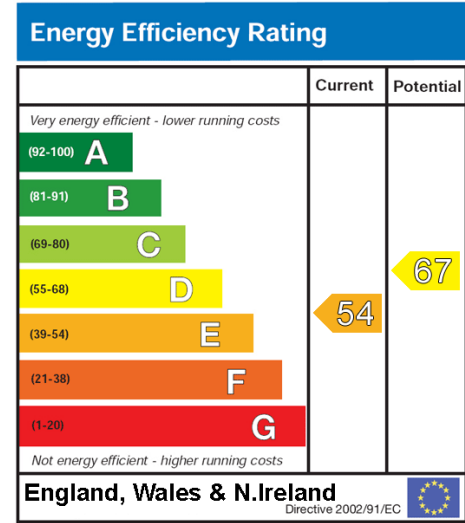
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

ALL MEASUREMENTS:

All Measurements are Approximate



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OFFICE OPENING HOURS:

Mon - Fri 8.45 - 6.00pm
Saturday 9.00 - 4.00pm
Sunday - Closed



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