

BYFIELD ROAD, PRIORS MARSTON CV47 7RP



A THREE BEDROOM SEMI DETACHED HOUSE SET ON A BEAUTIFUL PLOT WITH COUNTRYSIDE VIEWS.

- **VILLAGE LOCATION**
- **THREE BDEROOM SEMI DETACHED**
- **DRIVEWAY AND GENEROUS FRONT GARDEN**
- **GARAGE**
- **OPEN COUNTRYSIDE VIEWS FROM THE LOVELY REAR GARDEN**
- **SITTING ROOM AND DINING ROOM**
- **BREAKFAST KITCHEN AREA**
- **UTILITY AND DOWNSTAIRS SHOWER ROOM**
- **BATHROOM**

3 BEDROOMS

PRICE GUIDE £450,000

Nestled in the charming village of Priors Marston, this delightful semi-detached house on Byfield Road offers a perfect blend of comfort and potential. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you approach the home, you are greeted by stunning front and rear gardens that not only enhance the property's curb appeal but also provide a serene outdoor space to enjoy the picturesque countryside views. The gardens are a true highlight, offering a tranquil retreat for relaxation or entertaining guests.

Inside, the spacious living accommodation is designed for both functionality and comfort, making it a wonderful place to create lasting memories. The layout allows for a variety of living arrangements, and there is ample scope for future improvements, enabling you to personalise the space to your taste.

Living in Priors Marston means embracing a quiet, close-knit community where neighbours become friends. The peaceful atmosphere of the village is perfect for those looking to escape the hustle and bustle of city life while still enjoying convenient access to local amenities.

This property presents a fantastic opportunity for anyone looking to invest in a home with character and potential in a beautiful rural setting. Don't miss your chance to make this charming house your own.

Floorplan to be added shortly.

Front

A beautiful front garden laid to lawn and spacious drive approach the property. The access also has a gated entrance.

Entrance 14'1" x 5'9" (4.30 x 1.77)

Having a double glazed window to the rear elevation, access to the first floor stairs, reception areas and Breakfast Kitchen area. There is a light point to ceiling and a radiator.

Sitting Room 15'1" x 11'8" (4.60 x 3.57)

The sitting room and dining room have split level through access to each other. With a double glazed window to the front aspect, light point to ceiling, radiator and a fire place.

Dining Room 10'9" x 9'9" (3.28 x 2.99)

With dual aspect windows to the front and side aspect, light point to ceiling and a radiator.

Breakfast Kitchen 15'7" x 13'3" (4.75 x 4.06)

Breakfast kitchen area that has a utility room and downstairs shower room adjacent. With double glazed windows and French doors overlooking the rear garden area.

Utility 7'9" x 7'5" (2.37 x 2.27)

With a double glazed window to the rear aspect, light point, access into the downstairs shower room and door leading to the garden area.

Downstairs Shower Room 7'10" x 5'11" (2.40 x 1.81)

With a double glazed window to the rear elevation, WC, walk in shower, radiator and light point.

First Floor

Access to the three bedrooms and family bathroom. Benefiting from a double glazed window to the rear aspect, light point and loft access.

Bedroom One 12'7" x 11'7" (3.85 x 3.55)

With a double glazed window to the front aspect, radiator, light points to the wall and ceiling

Bedroom Two 13'5" x 9'4" (4.09 x 2.86)

With a double glazed window to the front aspect, light point to ceiling and a radiator.

Bedroom Three 10'0" x 7'5" (3.07 x 2.27)

With a double glazed window to the rear aspect, light point and a radiator.

Bathroom 6'3" x 5'9" (1.92 x 1.76)

With a double glazed window to the rear aspect, WC, sink, radiator, lightpoint and bath with shower.

Garden

A truly stunning garden with open countryside views. Laid to lawn in the main but also with a lovely paved courtyard garden and access to the garage area.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

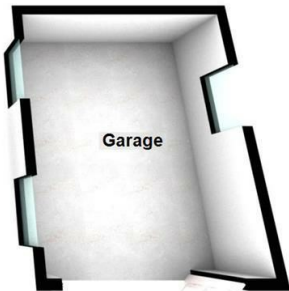
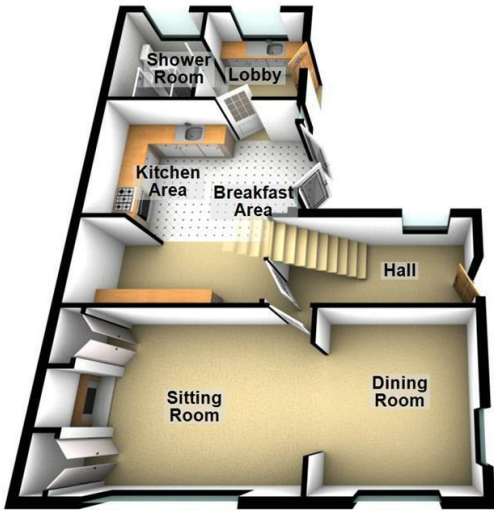
Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

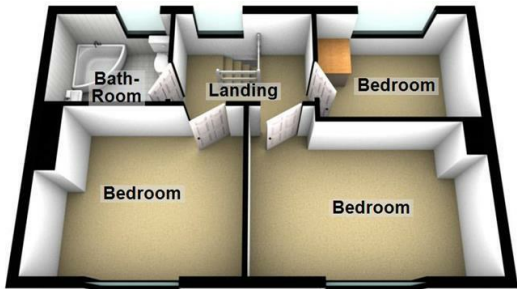
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.



Ground Floor



First Floor



Total area: approx. 128.0 sq. metres (1378.2 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		

www.hawkesford.co.uk t: 01926 411 480 f: # e: warwick@hawkesford.co.uk