



14 Elm Close

Southam **CV47 1HT**

Offers Over £500,000

14 Elm Close

This spacious four bedroomed dormer bungalow offers flexible accommodation over two floors, perfect for families or those seeking single level living with additional upstairs space. The well-designed layout includes four generously sized bedrooms, one benefiting from an en suite, a welcoming lounge, separate sitting room, a large kitchen/dining area and a family bathroom.

Outside, the private rear garden is ideal for relaxing or entertaining, while the front driveway provides convenient off-road parking.

Situated in the desirable market town of Southam, this charming semi-detached dormer bungalow is set back from the road with a gravel driveway providing off-road parking, leading to a covered entrance porch.

LOCATION

Situated in a peaceful cul-de-sac, the property is just a short walk from Southam's charming town centre, offering both convenience and a strong sense of community. Southam is a thriving, historic market town ideally located on the A423 between Coventry and Banbury, with excellent connections to Royal Leamington Spa, Warwick, Stratford-upon-Avon, Gaydon, Daventry, and Rugby. Mainline rail links from nearby towns provide direct routes to Birmingham and London and the area enjoys easy access to the M40, M6, M69, and M1 motorway networks.

Local Amenities:

Southam boasts a range of local shops, supermarkets, cafes, public houses and takeaways. A weekly market which offers locally sourced produce and goods. The town also features: modern library, post office and banking facilities. Doctor's surgeries, health clinic and dentists. Well-equipped Leisure Centre and various sports clubs. numerous community groups and social clubs.

Education:

The town offers excellent educational options with three primary schools: Southam Primary School, St Mary's Catholic School, St James C of E School and the highly regarded Southam College is rated Outstanding by Ofsted. For private education, nearby options include Princethorpe, Rugby, Warwick, and Leamington Spa.

Entrance Porch

Having double glazed side windows providing natural light.

Entrance Hall

Welcoming hallway with oak engineered wood flooring, radiator and stairs leading to bedroom two.

Sitting Room

4.13m x 4.07m (13'6" x 13'4")

A bright and spacious area with a double glazed bay window to the front aspect. This stunning room also features a log burner, television aerial point, radiator and oak engineered wood flooring.

Shower Room

2.41m x 1.67m (7'10" x 5'5")

A modern suite with decorative double glazed window to the front, comprising of a shower cubicle, vanity unit with hand wash basin, low-level WC, radiator, tiled walls and flooring.

Through Room

Continuation of oak engineered wood flooring, with storage cupboards, radiator and door to:

Living Room

5.56m x 4.47m (18'2" x 14'7")

A spacious second reception room with double glazed windows to the front elevation, featuring a log burner, TV aerial point, radiator and stairs leading up to the main bedroom (Bedroom One).

Extended Kitchen / Diner

7.34m x 4.48m (24'0" x 14'8")

This expansive kitchen/diner is perfect for family living and entertaining. This area features a double glazed side window, French doors opening onto the rear garden, a range of modern wall and base units with stonework surfaces, sink with instant boiling water tap, integrated dishwasher, microwave and oven unit. Also having space for a freestanding fridge / freezer, built-in five-ring gas hob with extractor hood, electric underfloor heated tiled flooring with kickboard lighting.

Utility

3.30m x 1.64m (10'9" x 5'4")

Accessed via a small hall with a glazed door leading to the side of the property and features double glazed windows to both the front and side aspects, a range of wall and base units with worktop space, built-in storage cupboard, tiled flooring, space and plumbing for both a washing machine and tumble dryer.

Stairs From Lounge

An additional staircase from the lounge leads to the main bedroom suite, with two built-in storage cupboards on the landing.

Bedroom One

5.97m x 5.12m (19'7" x 16'9")

A generously sized principal bedroom with a double glazed window to the side aspect. Having the benefit of built-in storage cupboards, oak engineered wood flooring, radiator, space for bedroom furniture and access to private en suite.

Features

Flexible living for multi generations

Quiet cul-de-sac location just minutes from Southam town centre

Four bedrooms, including master with ensuite

Bright lounge and additional sitting room

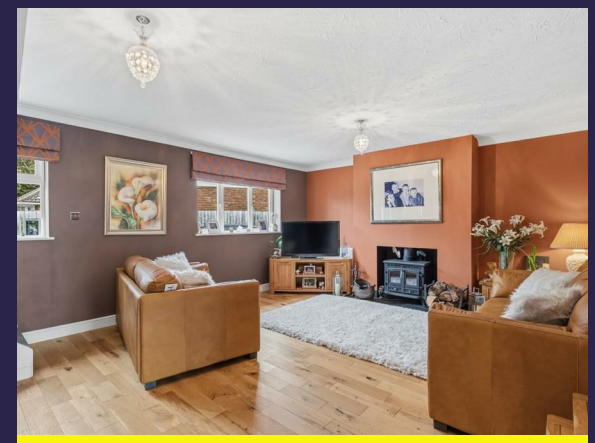
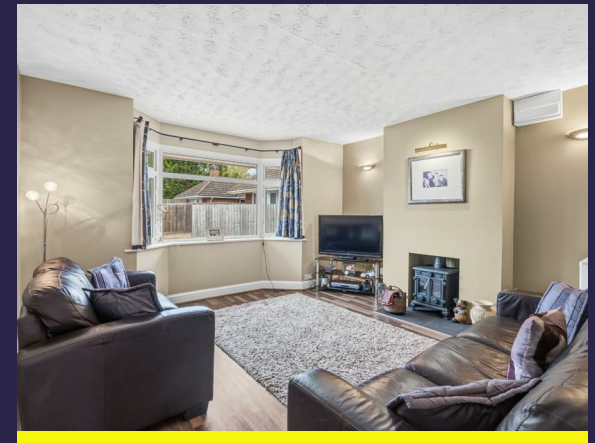
A large open-plan kitchen/diner

Family bathroom

Private, enclosed rear and side garden

Driveway parking

Well-proportioned semi-detached dormer bungalow





Floorplan

Internal Living Area 1,998sq ft / 185.58m2



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General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Stratford-on-Avon District Council



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		
	72	78
England & Wales		EU Directive 2002/91/EC

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