

wards
Residential

5 Tithe Close, Stoke Golding, CV13 6PJ

£525,000

Freehold

Freehold. A superb four-bedroom detached residence set on a desirable plot in the highly sought-after village of Stoke Golding. The well-presented accommodation comprises: Entrance Hall, Breakfast Kitchen, Dining Room, Living Room, Conservatory, Downstairs WC and a large, attached Garage. First Floor: four Bedrooms, Master with Ensuite and Family Bathroom. Externally, there is a large driveway to the front elevation along with landscaped gardens to the front and rear. UPVC double glazing and gas fired central heating with a brand new combi boiler.

Entrance Hall

A welcoming entrance hall giving access to all downstairs rooms, with stairs rising to the first floor and doors leading through to the principal reception spaces and storage cupboard.

Kitchen

4.11 x 3.09 Metres

A bright and well-presented breakfast kitchen, fitted with a range of modern wall and base units with a breakfast bar. Inset double bowl kitchen sink with drainer, fitted double oven, ceramic hob and integrated dishwasher. UPVC double glazed window, tiled flooring and access to the utility area.

Utility Room

3.09 x 1.78 Metres

With wooden base units, sink with drainer, plumbing for washing machine, space for a tumble dryer and fridge freezer. Double glazed window to the side elevation and side door leading into the garden.

Dining Room

4.11 x 3.72 Metres

A bright and generously proportioned dining room with ample space with a wide double-glazed window to the rear elevation, natural décor and carpeted flooring.







Living Room

6.1 x 4.23 Metres

The spacious lounge has a feature inglenook fireplace with an electric fire on a tiled hearth with oak mantel beam above, double-glazed window to the rear elevation with adjoining conservatory providing lots of natural light.

Conservatory

3.14 x 2.17 Metres

A bright, tiled conservatory with garden views, fitted blinds and direct patio access.

Downstairs WC

Comprising low level WC and pedestal handbasin, double glazed window to the side elevation and tiled flooring.













Landing

Galleried landing with airing cupboard and access to the insulated and part boarded loft.

Master Bedroom

4.11 x 3.46 Metres

Large double bedroom with UPVC double glazed window to the rear elevation, fitted wardrobes and carpeted flooring. Also benefitting from an ensuite.

Ensuite

UPVC double glazed window to the side and suite comprising shower cubicle with mixer shower, wash handbasin, WC, being partly tiled, with towel rail and tiled flooring.

Bedroom 2

4.25 x 2.7 Metres

Double bedroom with fitted triple wardrobe, carpeted flooring and UPVC double glazed window to the rear elevation.

Bedroom 3

3.35 x 2.92 Metres

Third double bedroom to the front of the property with carpeted flooring and UPVC double glazed window to the front elevation.

Bedroom 4

3.35 x 2.17 Metres

Single bedroom, perfect for a single bed and wardrobe or to be used as a study/home office. UPVC double glazed window to the rear elevation and carpeted flooring.

Bathroom

2.95 x 2.3 Metres

Fitted with a three-piece suite comprising of bath with shower over, low level WC and pedestal wash basin. Tiled around wet areas and dual aspect UPVC double glazed windows.

Outside

The property is approached via a large, beautifully landscaped driveway providing ample off-road parking, with access to the garage and adjoining lawn area. To the rear, there is a beautifully maintained and established garden, mainly laid to lawn and bordered by mature shrubs, colourful planting and established trees. A generous paved patio adjoins the conservatory, providing an ideal space for outdoor seating.

Garage

5.27 x 4.88 Metres

Fitted with a three-piece suite comprising of bath with shower over, low level WC and pedestal wash basin. Tiled around wet areas and dual aspect UPVC double glazed windows.

EPC Rating - D (65)

Council Tax Band - E

Call 01455 251771 to make an appointment to view this property

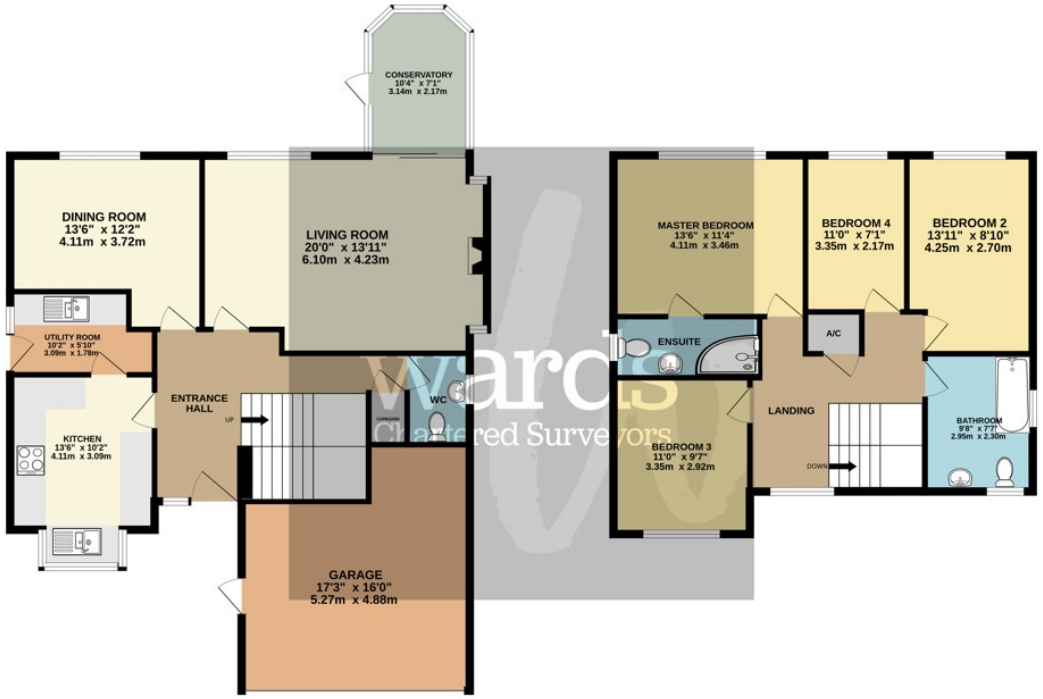






GROUND FLOOR
1108 sq.ft. (103.0 sq.m.) approx.

1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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