



Bifield Road, Stockwood

£300,000



- **Energy Rating - B**
- **Amazing Views**
- **Southerly Facing Rear Garden**
- **Gas Central Heating**
- **Driveway Providing Off Street Parking**

- **Four Bedroom Home**
- **Cul De Sac Location**
- **Garage In A Nearby Block**
- **Close to Local Amenities**
- **Spacious Lounge / Diner**

This contemporary four bedroom family home, located in the heart of Stockwood, presents an exceptional opportunity for prospective homeowners. With its spacious layout and desirable features, it offers a welcoming canvas for personalization and the transformation into a dream home.

The ground floor accommodation includes a generously sized lounge/diner, which serves as the heart of the home - perfect for both relaxation and entertaining. The kitchen, featuring a breakfast bar, caters to casual meals and offers functionality with room for customization to suit individual preferences.

Upstairs, you'll find two double bedrooms, an additional two single bedrooms, and a well-appointed family bathroom, ensuring ample space and comfort for a growing family or guests.

The outdoor spaces are equally impressive, featuring a southerly-facing rear garden that captures plenty of sunlight throughout the day, making it an ideal spot for outdoor activities, gardening, or simply unwinding and soaking in the beautiful views. A garage in a nearby block and a large driveway provide practicality and secure parking options.

In addition, the current owner has recently had insulation installed to both the front and rear of the property, helping to enhance energy efficiency and improve comfort throughout the year.

Whether you're a first-time buyer, a growing family, or seeking a change of scenery, this modern residence offers the perfect blend of comfort, convenience, and scenic views.

Lounge/Diner 19'0" x 17'6" max (5.80 x 5.35 max )

Kitchen 12'2" x 9'2" (3.73 x 2.81)

Ground Floor Cloakroom 4'7" x 4'4" (1.41 x 1.34)

Bedroom One 13'5" x 10'0" (4.11 x 3.06 )

Bedroom Two 10'4" x 10'1" (3.15 x 3.09 )

Bedroom Three 10'0" x 7'2" (3.06 x 2.19 )

Bedroom Four 10'4" x 7'2" (3.16 x 2.19)

Bathroom 7'1" x 5'5" (2.18 x 1.67 )

Tenure - Freehold

£161.86 a year service charge

Also includes solar panels on a 25 year lease starting from April 2012

Council Tax Band - B















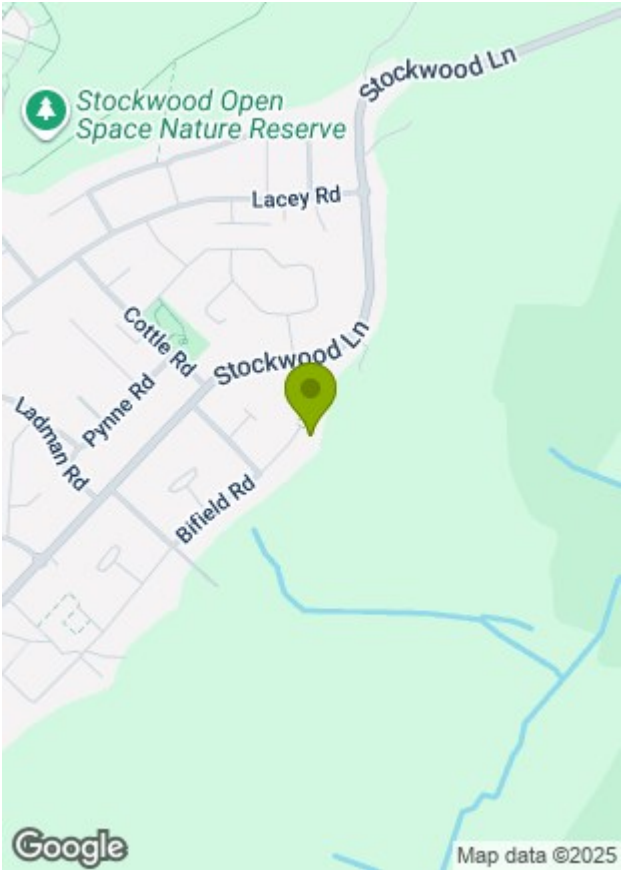












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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B	85	87	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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