



Church Road, Astwood Bank B96 6DD

Offers In Region Of £375,000

3 1 1



Upon entering, you are greeted by a spacious open-plan kitchen/ living area, thoughtfully designed to maximize both functionality and style. The kitchen boasts integrated appliances, ensuring a seamless and sophisticated culinary experience, while a cosy log burner adds a touch of warmth and character to the living space.

The ground floor also features a modern shower room, emphasizing both convenience and luxury. Bedroom two has been intelligently repurposed as a versatile office space, catering to the demands of a flexible and dynamic lifestyle. Meanwhile, bedroom three is adorned with bespoke fitted wardrobes, showcasing the attention to detail and commitment to quality found throughout the home. Ascending to the first floor, the master bedroom awaits, providing a private retreat elevated above the rest of the living spaces. This thoughtfully designed layout ensures a perfect balance of communal and private areas, catering to the diverse needs of its occupants featuring built in air conditioning.

Outside, the property boasts a meticulously landscaped rear garden, providing an idyllic setting for outdoor activities, relaxation, and entertaining. The harmonious blend of greenery and hardscape creates a peaceful and inviting environment, perfect for enjoying the beauty of nature just steps from your doorstep. The front aspect of the property benefits from off road parking for two/three vehicles.

Lounge / Kitchen / Diner 3.87m x 7.71m (12'8" x 25'3") max

Bedroom 2 3.87m x 3.27m (12'8" x 10'8") max

Bedroom 3 3.2m x 2.85m (10'5" x 9'4")

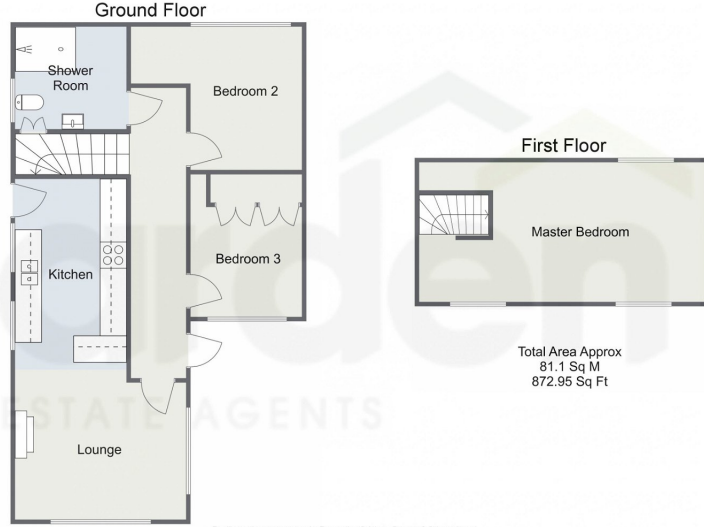
Shower Room 2.51m x 2.32m (8'2" x 7'7")

Stairs To First Floor

Master Bedroom 3.16m x 6.53m (10'4" x 21'5")



Church Road, Astwood Bank



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Refurbished Throughout
- Modern Shower Room
- Off Road Parking
- Sought After Village Location
- Three Bedrooms
- Open Plan Kitchen/Living Space
- Landscaped Rear Garden



21/10/2023, 10:02 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
02 Church Road Astwood Bank RESCOTCH BB6 5AD	Energy rating C	Valid until: 19 November 2033 Certificate number: 2755-5111-2281-5853-1648																																
Property type	Semi-detached bungalow																																	
Total floor area	77 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions																																		
Energy rating and score																																		
This property's current energy rating is C. It has the potential to be B.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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<https://find-energy-certificates.service.gov.uk/energy-certificates/2755-5111-2281-5853-1648?print=true>

For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

