



## NELSONS WAY STOCKTON

OFFERS OVER £385,000  
FREEHOLD

This beautifully presented four bedroom detached home is in the popular village of Stockton and is within easy walking distance of the local school and amenities. Spacious throughout and with a wealth of amenities on its doorstep, this lovely home has much to offer its next owners.

# NELSONS WAY

- Four bedrooms • Ensuite to main bedroom • Downstairs w/c • Garage • Off road parking • Immaculately presented throughout • Desirable village location • Local amenities nearby • Electric car charging point



Upon entering the house, you are welcomed into a central entrance hallway that leads to all other rooms within the home.

The lounge is located to the rear and is of a generous size. This attractive space has a genuinely homely feel and offers the perfect spot for relaxing with the family. French doors lead from this lovely room to the rear garden and floods the room with natural light providing a bright and airy space.

To the front of the property, you will find the open plan kitchen/diner with a comprehensive range of modern wall and base units and is inclusive of integrated dishwasher, double oven, gas hob, washing machine and fridge/freezer. This wonderful room also benefits from ample space for a dining table.

The downstairs accommodation also benefits from a downstairs w/c and additional under stairs storage.

The first-floor accommodation comprises of the main bedroom, an ensuite shower room three further bedrooms and a family bathroom.

The main bedroom is located at the rear of the home and is a generously sized double room and benefits from a tiled ensuite with walk in shower.

Bedroom two is located at the front of the home and is another generously sized double room.

Bedrooms three and four are both good sized single rooms that would also work perfectly as a home office or nursery.

The family bathroom is conveniently placed between all bedrooms and is decorated with a neutral palette, in keeping

with the rest of the home. This lovely room is fully fitted with a modern tiled suite, inclusive of a shower over the bath.

Leading outside this lovely home is blessed with a low maintenance rear garden that offers a great space for alfresco dining and entertaining guests. The garden is laid mainly to lawn with a separate patio area; offering the perfect space for alfresco dining and entertaining guests.

This beautiful family home also benefits from a garage with electric points, electric car charging point, side access to the front of the home, off road parking, gas central heating and double glazing throughout.

Surrounded by the South Warwickshire countryside, and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

Tenure: Freehold

Local Authority: Stratford on Avon District Council  
Council Tax Band: E

Maintenance Fee: approx. £292.78 per annum

EPC: B

## Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

Viewing - Strictly by appointment only with the appointed agents Inside Homes.

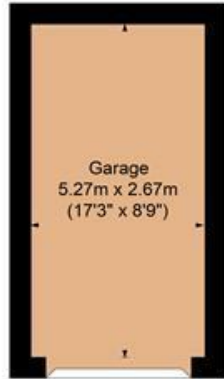




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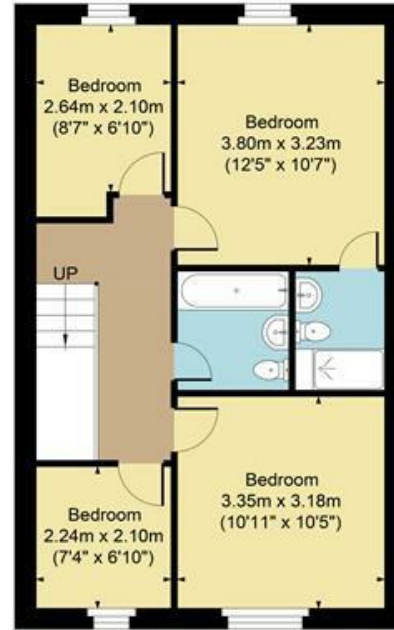
Main House Approx. Gross Internal Area:- 96.76 sq.m. 1063 sq.ft.  
 Garage Approx. Gross Area:- 14.07 sq.m. 151 sq.ft.  
 Total Approx. Gross Area:- 112.83 sq.m. 1214 sq.ft.



Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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