



## POPLAR ROAD NAPTON, CV47 8NS

OFFERS OVER £499,000  
FREEHOLD

Set at the heart of the prestigious village of Napton, is this beautifully presented four-bedroom home. With a wealth of space on offer and lovely features throughout, this family home has much to offer its next owners.

# POPLAR ROAD

- Newly Decorated 4 Bedroom Home
- Utility Room
- Extensive Garden
- Off Road Parking for Three
- Garage
- En Suite To Main Bed
- Expansive Countryside Views
- Open Plan Kitchen/Diner
- Desirable Location
- Close To Amenities



Upon entering the property, you are welcomed into the heart of the home via a bright and airy kitchen/diner.

This open space is flooded with natural light thanks to the Velux skylights and French doors that overlook the rear garden. This lovely room is fully fitted with a range of wall and base units and is inclusive of an integrated fridge, dishwasher, understairs storage cupboard, as well as a freestanding hob and oven. With ample space for a dining table this great sized kitchen is the perfect spot for family mealtimes and entertaining guests.

Leading off the kitchen is a convenient utility room that offers a further sink, storage, and further space for white goods.

At the front of the home, you will find the lounge that offers rolling countryside views and is complete with a feature log burner that offers a genuinely homely feel. Upstairs briefly comprises of four bedrooms and a family bathroom.

The main bedroom stretches the depth of the home and is a good-sized double room that benefits from fitted wardrobes, stunning views and a modern ensuite shower room that is complete with a shower cubicle and heated towel rail.

Bedroom two is located at the front of the home, is a good sized double and is complete with fitted wardrobes and beautiful views.

Bedroom three is a large single room located at the rear of the property with bedroom four being a single room that would also lend itself to the perfect home office or nursery.

The family bathroom is conveniently located close to all bedrooms and is fully fitted with a white tiled suite inclusive of

a shower over the bath and fitted storage.

Outside this home is blessed with an extensive multi-level garden that has been laid mainly to lawn and is complete with a patio area perfect for al fresco dining as well as established trees and foliage giving it a real sense of privacy.

This lovely home also benefits from a front terrace that overlooks the countryside views and is perfect to enjoy a cup of coffee of a morning, an outside w/c, gas central heating, a garage with electrics used for storage, off road parking for three vehicles and double glazing throughout.

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

EPC: D

Local Authority: Stratford on Avon District Council

Council Tax Band: C

Tenure: Freehold

## 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.



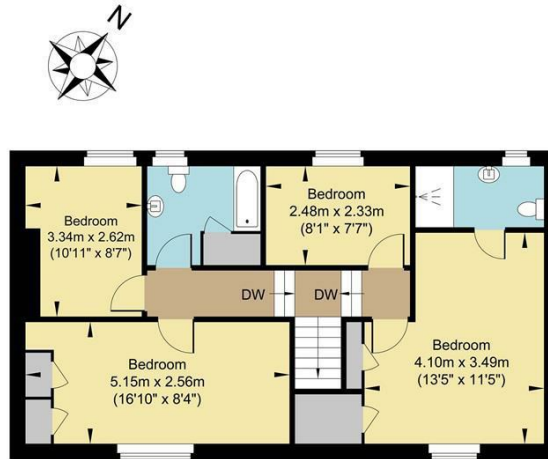
## POPLAR ROAD



Approx. Gross Internal Area:- 120.71 sq.m. 1299.31 sq.ft.  
 Approx. Gross Garage Area:- 11.14 sq.m. 119.91 sq.ft.  
 Total Approx. Gross Area:- 131.85 sq.m. 1419.22 sq.ft.



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  
[www.dmlphotography.co.uk](http://www.dmlphotography.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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