



## NELSONS WAY

STOCKTON

OFFERS IN THE REGION OF £480,000  
FREEHOLD

Set on the outskirts of the desirable village of Stockton, is this spacious four-bedroom detached family home. With a wealth of space and versatility on offer, this lovely home has much to offer its next owners.

# NELSONS WAY

- Double Detached Garage • En Suite • Purpose Built Outdoor Workspace • Downstairs Office/Playroom • Utility Room • Off Road Parking • Solar Panels • 4 Double Bedrooms



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

At the heart of the home and stretching the depth of the property is the open plan kitchen/diner. This bright and airy space is flooded with light thanks to the French doors that overlook the rear garden and is fully fitted with a range of wall and base units. The kitchen further benefits from an integrated hob, double oven, fridge, freezer, and dishwasher as well as offering ample space for a large family dining table.

The lounge is located at the rear of the property and offers the perfect spot to relax of an evening as well as offering access to the garden via French doors.

At the front of the downstairs accommodation, you will find a versatile room that is currently used as a children's playroom but would also lend itself to the perfect home office.

The downstairs accommodation also comprises of a downstairs w/c and utility room that is fitted with a toilet, sink, further storage, and an integrated washing machine.

Leading upstairs this lovely home comprises of four double bedrooms, an ensuite shower room and a family bathroom.

The main bedroom that is located at the front of the home is a large double room that is complete with a walk-in wardrobe and the luxury of a modern ensuite shower room that offers a shower cubicle and heated towel rail.

Bedroom two is a further double room located at the front of the home, with bedrooms three and four both being doubles that are located at the rear overlooking the back garden.

Conveniently located between all bedrooms is the family bathroom that is finished with a modern tiled suite and is inclusive of a shower over the bath and heated towel rail.

Leading outside this lovely home is blessed with a south facing, private and low maintenance rear garden that is laid mainly to lawn with a patio area that is perfect for alfresco dining and entertaining guests.

The garden is also complete with a purpose-built outdoor office that is complete with electrics, insulation and an electric heater. This fantastic space would make the perfect man cave, workspace, or home gym.

This lovely home also benefits from off road parking, a double detached garage complete with electrics, solar panels, 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.

EPC: B

Tenure: Freehold

Maintenance Fee: £255 per annum

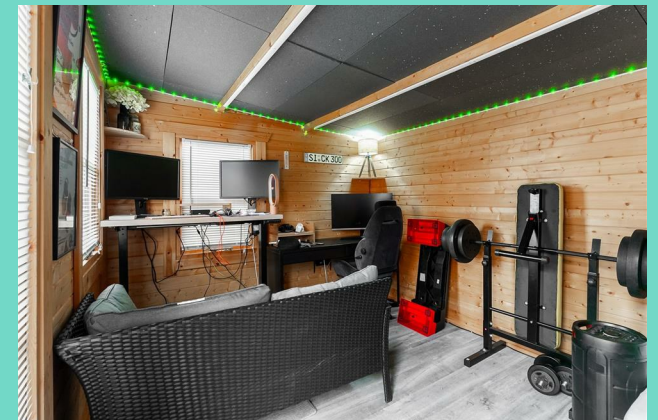
Council Tax Band: F

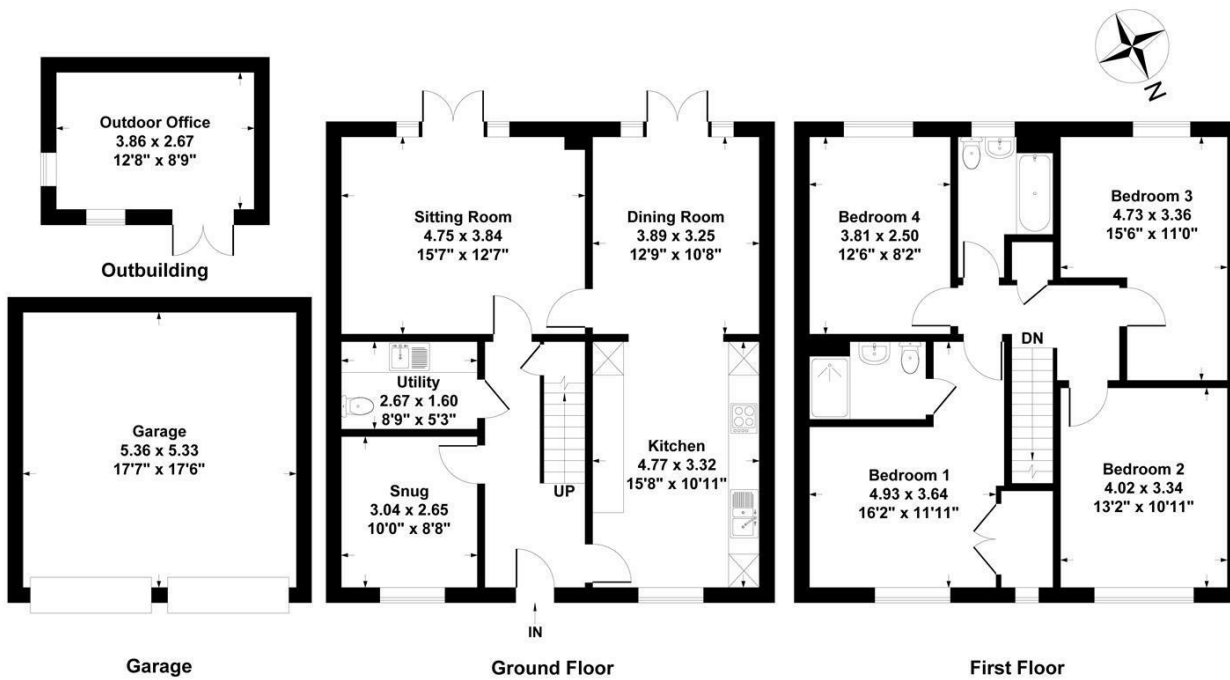
Local Authority: Stratford On Avon District Council

## 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

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**Ground Floor Approx Area = 71.55 sq m / 770 sq ft**  
**First Floor Approx Area = 71.55 sq m / 770 sq ft**  
**Outbuilding Approx Area = 10.30 sq m / 111 sq ft**  
**Garage Approx Area = 28.56 sq m / 308 sq ft**  
**Total Area = 181.96 sq m / 1959 sq ft**

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	93
(81-91) B			
(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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