



NAPTON ROAD STOCKTON

£445,000
FREEHOLD

Set on the brow of the highly desirable village of Stockton, is this spacious and versatile three-bedroom detached home. With potential throughout and a wealth of amenities close by, this lovely home has much to offer its next owners.

NAPTON ROAD

- Three large double bedrooms
- Ensuite to main bedroom
- Double garage
- Off road parking for multiple vehicles
- Separate dining room
- Utility room
- Desirable village location
- Potential throughout



Upon entering the property, you are welcomed into an entrance porch that leads to all other rooms within the home.

At the front of the property, you will find the double integral garage in which the hallway conveniently gives access to.

At the front of the property is the kitchen that is fitted with a range a range of wall and base units, and ample under counter space for white goods. This great space also offers plenty of room for a family breakfast table and conveniently gives access to a separate utility room inclusive of a sink and extra under counter space for white goods.

Leading through towards the rear of the home you will find the bright and spacious lounge that is flooded with natural light thanks to the patio doors that overlook the rear garden. This great family space is complete with a feature fireplace giving it a genuinely homely feel.

The downstairs accommodation is also home to a separate dining room at the rear. This lovely reception room would also lend itself to the perfect home office or children's playroom.

Upstairs briefly comprises of three bedrooms, an ensuite shower room, a family bathroom and study.

The main bedroom is a vast double room at the rear of the home; this lovely space is complete with fitted wardrobes and benefits from an ensuite shower room and walk in wardrobe. This room also gives access to the upstairs study which would also lend itself to the perfect nursery.

Bedroom two is a further good sized double room located at the front of the home that is complete with a fitted wardrobe.

Bedroom three is a further double room located at the rear of

the home.

The family bathroom is of a generous size and is fully fitted with a bath, sink and toilet.

Leading outside this family home is blessed with a mature garden. Laid mainly to patio with brick-built barbecue feature and pond, this lovely space could make the perfect spot for alfresco dining and entertaining guests.

This great home also benefits from gas central heating, no onward chain and off-road parking for multiple vehicles. Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep this lovely house offers rural community living at its finest.

Council Tax Band: F

Local Authority: Stratford on Avon District Council

EPC: D

Tenure: Freehold

Disclaimer

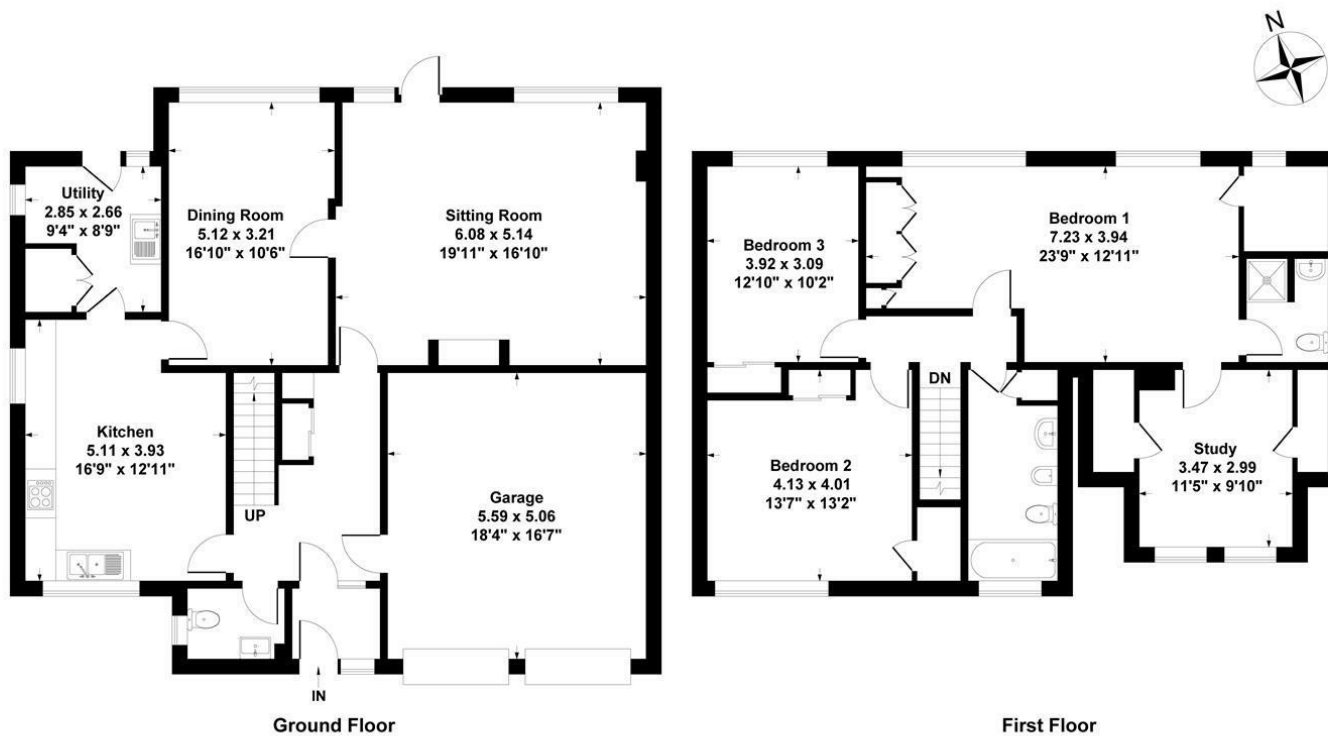
It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that 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.



NAPTON ROAD





Ground Floor Approx Area = 94.09 sq m / 1013 sq ft
First Floor Approx Area = 90.23 sq m / 971 sq ft
Garage Approx Area = 28.33 sq m / 305 sq ft
Total Area = 212.65 sq m / 2289 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			
(81-91) B			
(69-80) C			75
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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