

## POPLAR ROAD NAPTON

£470,000  
FREEHOLD

Set in the picturesque village of Napton, is this spacious and versatile six-bedroom end terraced home. With potential throughout, three-stories and scenic views on its doorstep, this great home has much to offer its next owners.

# POPLAR ROAD

- Six bedrooms • Potential throughout
- Kitchen/diner • Driveway parking for multiple vehicles
- Stunning views • Character features
- Picturesque village location



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Upon entering the property, you are welcomed by a central hallway that leads to all other downstairs accommodation.

At the front of the home is the spacious lounge/diner that boasts character and is flooded with natural light with thanks to the large bay window which overlooks the stunning views. This great space also has ample space for a family dining table.

The large kitchen/diner is located at the rear of the home and is fitted with a range of wall and base units and ample under counter space for white goods. This space offers plenty of space for a large family dining table and benefits from a utility room and downstairs w/c.

Leading off the kitchen is the garden room which is currently being used as a gym. This lovely room overlooks the rear garden and is the perfect spot for relaxing.

The first floor comprises of three double bedrooms, a washroom and a family bathroom.

The main bedroom is located at the front of the property and benefits from the idyllic rural views. This lovely bedroom also has a small washroom inclusive of toilet and wash basin.

There are also two further good-sized double bedrooms on the first floor.

The family bathroom is conveniently placed between all three bedrooms and is inclusive of a shower over the bath.

The second floor comprises of three double bedrooms and an ensuite shower room.

At the front of the property are two good sized double bedrooms which have a shared ensuite shower room in which you can gain access to via either bedroom.

At the rear of the second floor, you will find a further great sized double bedroom which is currently being used as a music room. This bedroom conveniently has its own staircase for access.

Leading outside this versatile home is a tiered rear garden, with a cosy courtyard patio area that is covered with a pergola. You are then led up the garden to a large, decked area which is also partially laid to lawn. This wonderful garden also houses a large shed perfect for gardening tools and storage.

The property also benefits from off road driveway parking for multiple vehicles, gas central heating throughout, outbuilding for storage and multiple loft spaces.

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: C

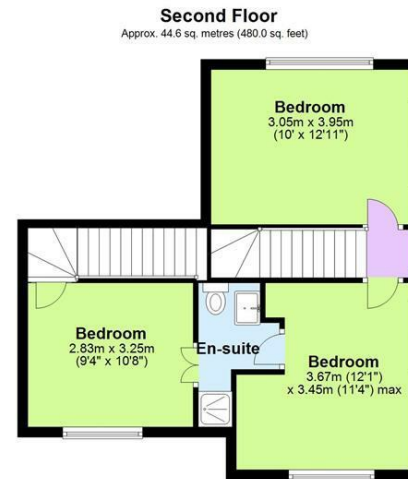
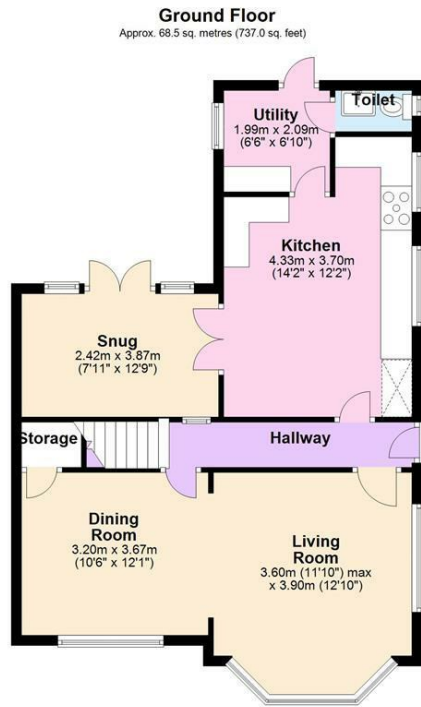
Tenure: Freehold

Local Authority: Stratford on Avon District Council

EPC: E

# POPLAR ROAD





Total area: approx. 168.9 sq. metres (1818.4 sq. feet)  
Measurements are approximate, not to scale. Illustration is for identification purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		52	
(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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