



**Connells**

Roebuck Road  
Bishopton Stratford-Upon-Avon



## Property Description

This attractive modern, double-bay-fronted, three-bedroom detached family home is set in a peaceful and sought-after area of Stratford-upon-Avon. It enjoys convenient access to the A46, the Parkway Station and is just a short drive from the town centre.

Inside, the property boasts a high-spec contemporary kitchen with ample storage, along with built-in wardrobes in both the master bedroom and the third bedroom. The ground floor comprises an entrance hall, a cloakroom/utility room with WC, a breakfast kitchen and a spacious sitting room. Upstairs, you'll find a master bedroom with an en-suite, two additional bedrooms—one with fitted wardrobes—and a modern family bathroom.

Outside, the home benefits from a beautifully landscaped rear garden, a garage and driveway parking.

## Entrance Hall

A bright and welcoming hallway entered through a UPVC front door, complete with a handy under-stairs cloak cupboard. The space is finished with tiled flooring and includes a staircase rising to the first floor.

## Cloakroom/Utility

This convenient space includes a white suite with a WC and wash hand basin, along with designated areas for a washing machine and tumble dryer. It is fully tiled to the walls and floor and benefits from an obscure double-glazed rear window for added privacy.

## Kitchen/Dining Room

A contemporary kitchen fitted with a range of wall and base units, complete with an integrated sink and drainer. Attractive bay windows allow natural light to fill the space while offering views of both the front and rear gardens. The room also benefits from a side access door and a discreetly housed gas boiler.

## Lounge

A light and spacious dual-aspect room featuring a front bay window and French doors opening onto the rear garden. The space is finished with a sleek vertical radiator for a modern touch.

## Bedroom One

A front-facing double bedroom featuring an attractive bay window, built-in wardrobe and a radiator.

## En-Suite Shower Room

A modern white suite comprising a WC, wash hand basin and a generous double shower cubicle. The room features fully tiled walls and flooring, a heated towel rail and an obscure double-glazed side window providing privacy and natural light.

## Bedroom Two

A rear-facing bedroom featuring a window overlooking the garden and a fitted radiator.

## Bedroom Three

A bright front-facing room featuring a bay window and an additional side window, complete with fitted wardrobes and a radiator.

## Bathroom

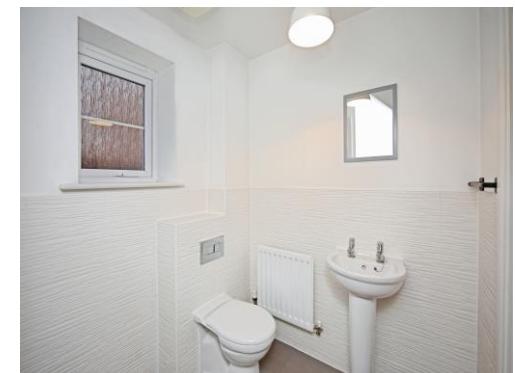
A modern white suite comprising a WC, wash hand basin and a bath with shower over. The room is fully tiled to the walls and floor and benefits from an obscure double-glazed rear window for privacy and natural light.

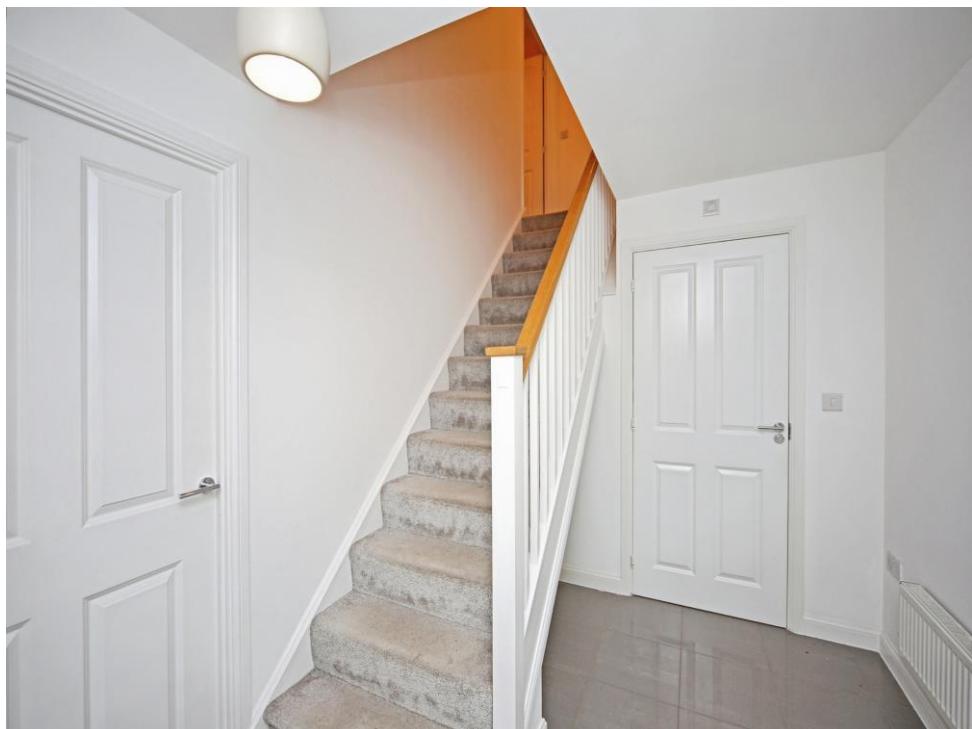
## Garden

A beautifully landscaped, low-maintenance rear garden, mainly laid to lawn with a paved patio area ideal for outdoor dining and family gatherings. The space is fully enclosed by fencing and includes gated access to the driveway.

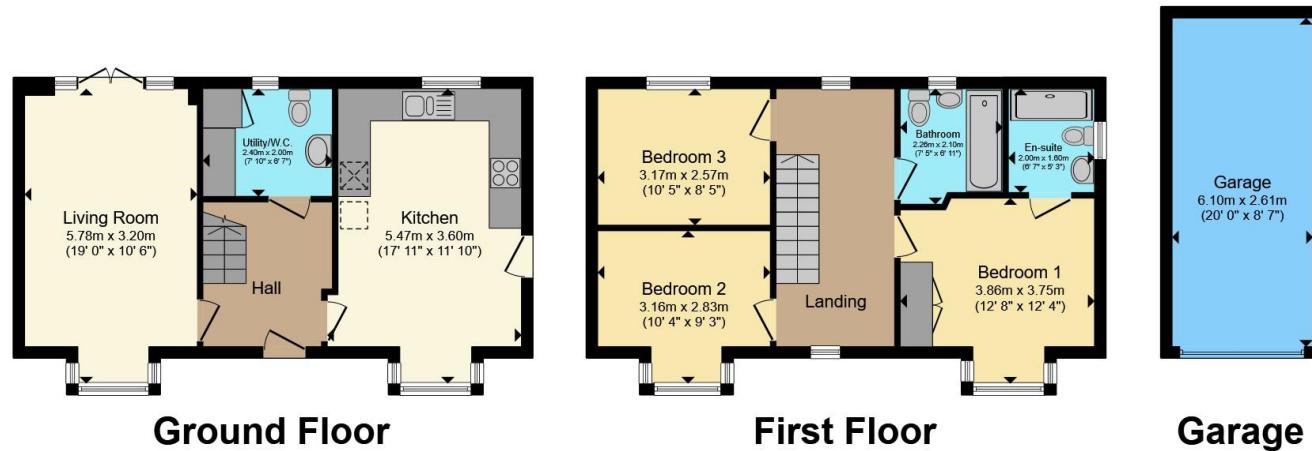
## Garage

Fitted with an up-and-over door and equipped with both power and lighting.









Total floor area 107.6 m<sup>2</sup> (1,159 sq.ft.) approx

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**Connells**

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EPC Rating: C    Council Tax  
 Band: E

Tenure: Freehold

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