

3 FALSTAFF DRIVE

STRATFORD-UPON-AVON, CV37 8YU

- 4 Bedroom Detached Family Home
- Stylishly Presented
- Fabulous Kitchen/Diner



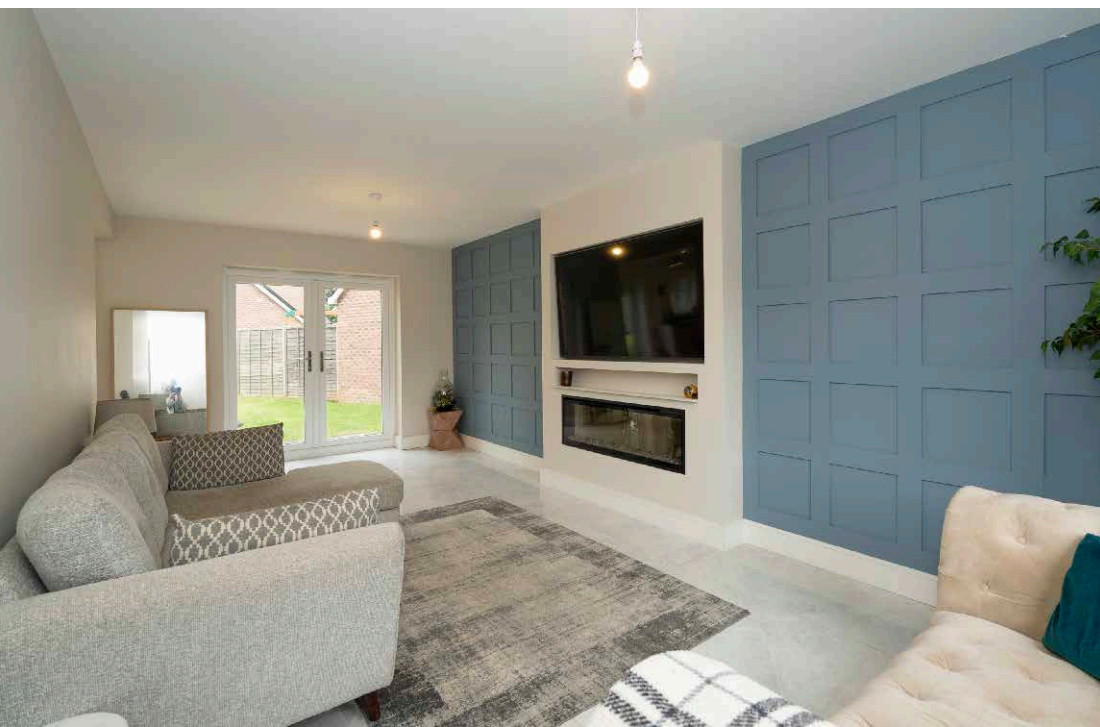
THE PROPERTY

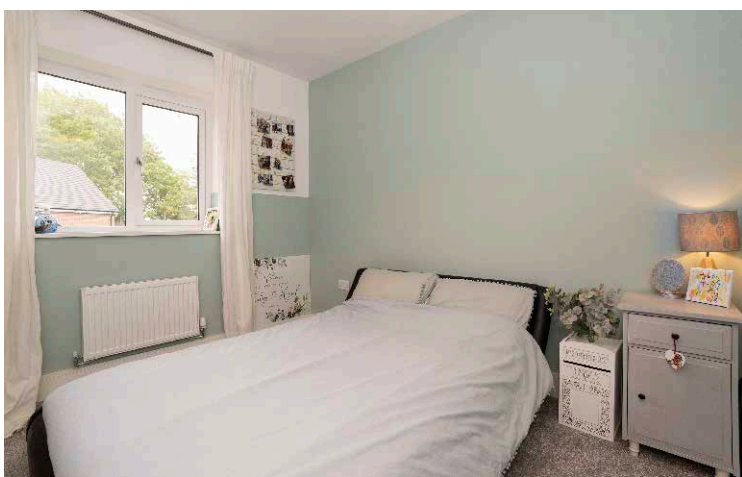
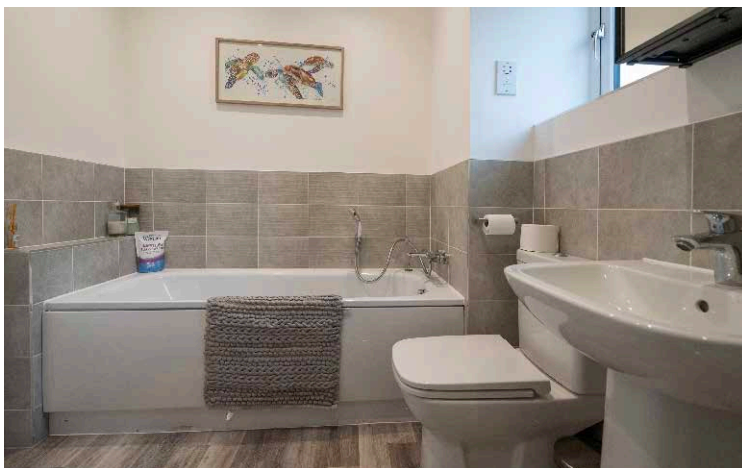
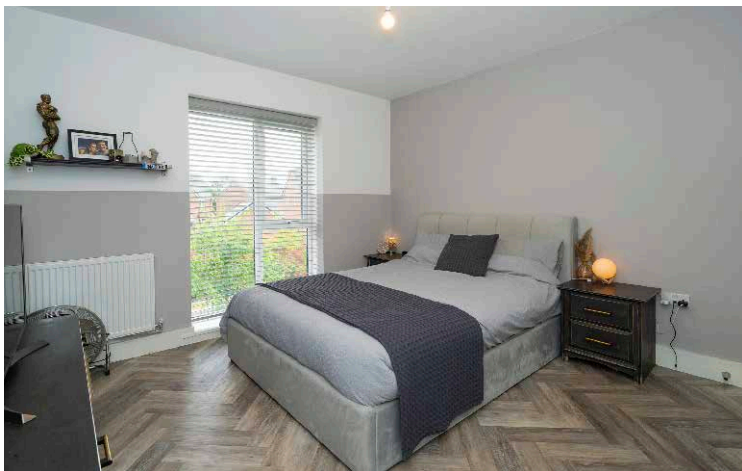
Built to a spacious and attractive design in 2021 this purpose built family home offers so much in terms of space and style. With over 1,400sq feet of accommodation arranged over two levels this house would ideally suit a growing family who are looking for a home ready to move into. The property has been finished to a high standard and is set amongst a stunning rural landscape.

The accommodation briefly comprises; Entrance Hall with Cloakroom with WC and wash hand basin, spacious Lounge with built in media wall with double doors leading out to the rear garden, there is then open plan access to the Dining Kitchen with range of built in appliances and modern units, useful Utility Room with personal door leading out to the rear garden. There is underfloor heating on the ground floor.

On the first floor there are four very well proportioned bedrooms and a Family Bathroom. The Master Bedroom has its own walk in wardrobe and En-suite Shower Room.

Externally there is direct vehicular access to a good sized double width driveway with a detached single garage beyond. There are gardens to front and rear the rear garden is a good sized and is mainly laid to lawn, there is a small paved patio area and pathway leading to the garage. There is huge potential to develop the garden further to an individual's requirements.



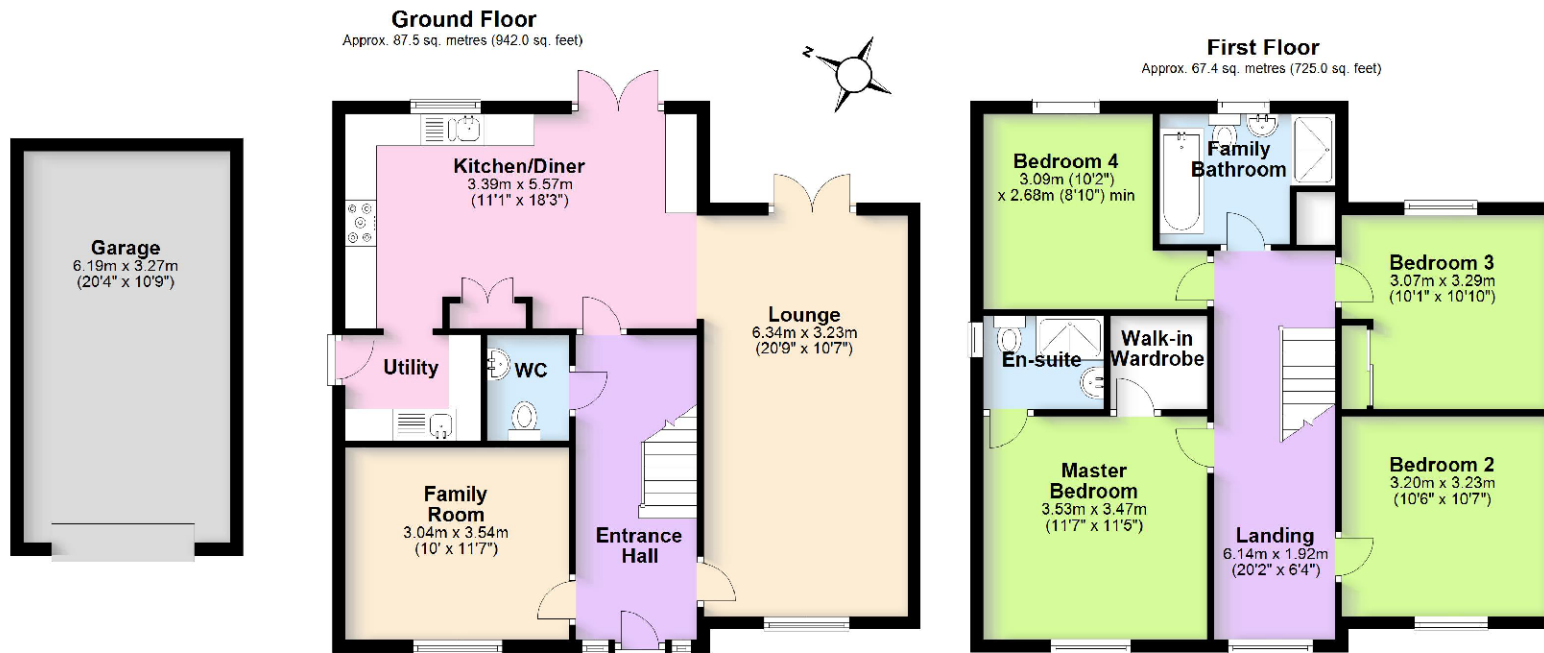


THE LOCATION

Meon Vale is a lovely new village development just 10 minutes south of Stratford upon Avon. This self contained village has a variety of essential facilities including Village Hall, School, Lonsis Supermarket, Childrens' Playground, Sports Field, Cafe. With the beautiful backdrop of Meon Hill, this modern and exciting development is positioned conveniently for both Stratford and the Cotswolds.

The famous South Warwickshire town of Stratford upon Avon, birth place of Shakespeare and home to the Royal Shakespeare Theatre, is a delightful location with a range of excellent amenities. The pretty town centre is a delightful setting with the River Avon, Clopton Bridge, excellent shopping and a huge selection of restaurants and eateries all concentrated close together.

THE FLOORPLAN



Total area: approx. 154.9 sq. metres (1667.1 sq. feet)



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