



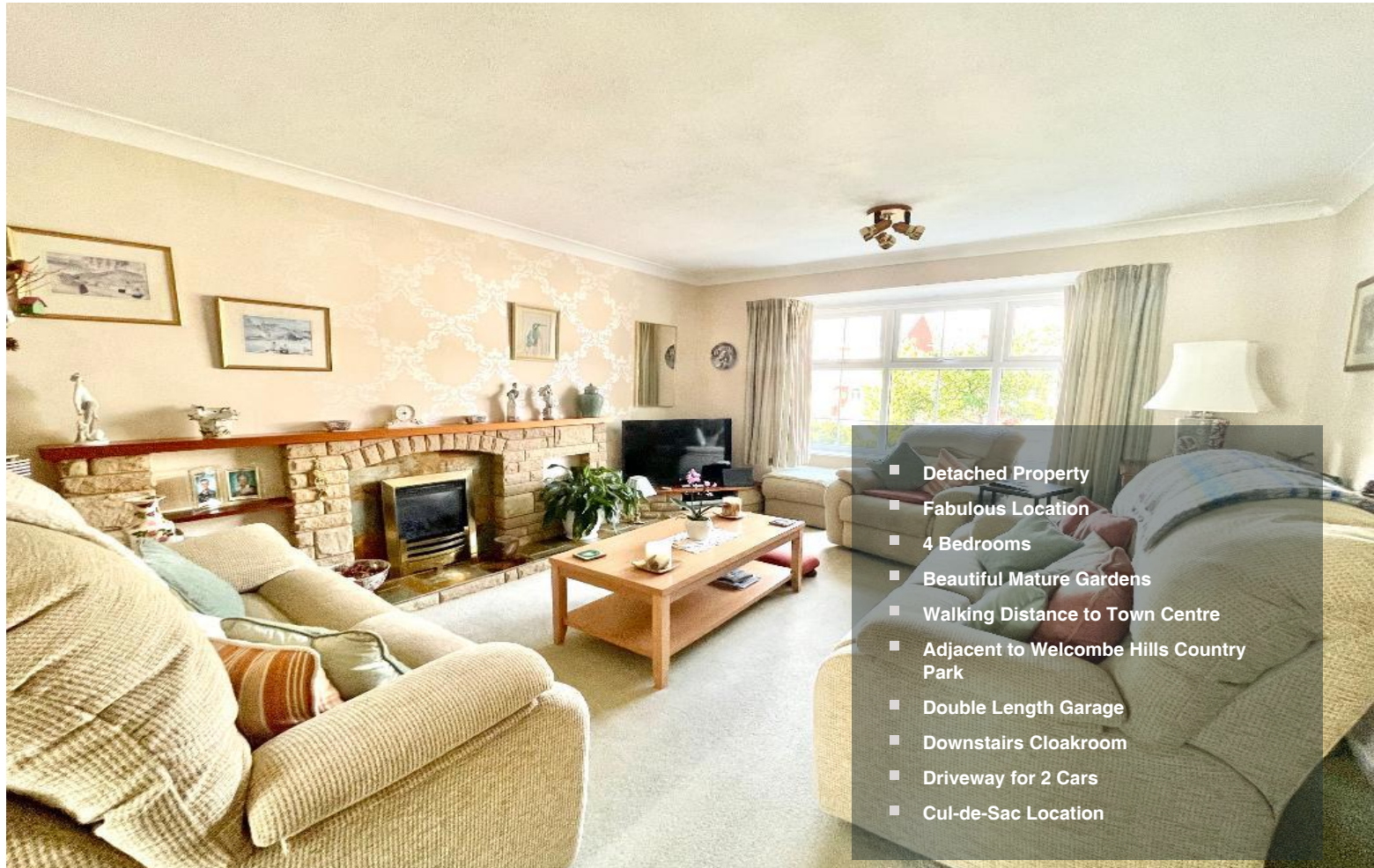
4 Bed Detached | Swallow Close, Stratford upon Avon | £500,000

Description

Welcome to this delightful 4-bedroom detached house, located in a peaceful cul-de-sac just a stone's throw away from the picturesque Welcombe Hills and Nature Reserve, also within easy walking distance of the vibrant town centre of Stratford-upon-Avon, local shops and well-regarded schools. This charming property has been in the hands of the same owner since it was built over 40 years ago, and it offers a wonderful opportunity for those seeking a family home in this historic and culturally rich town.

Upon entering, you are greeted by a welcoming hallway, which provides access to the lounge, kitchen, and a convenient downstairs cloakroom. The lounge boasts a bay window to the front, allowing natural light to flood in, and it seamlessly connects to the dining room through a door. The dining room itself features sliding doors that open to the fabulous mature rear garden and offers easy access to the kitchen. The kitchen/breakfast room is well-appointed with a range of wall and base units, a stainless steel sink and drainer, integrated appliances, and a window overlooking the enchanting rear garden. A door from the kitchen leads to the double-length garage, a practical space for both parking and storage, equipped with an electric roller door, power, and light. There is also a convenient door providing access to the rear garden from the garage, opening onto a patio with dual bin store and a small shed.

Heading upstairs, you'll discover two spacious double bedrooms, one at the front with built-in wardrobes and another at the back, also with built-in wardrobes and a vanity basin.



- Detached Property
- Fabulous Location
- 4 Bedrooms
- Beautiful Mature Gardens
- Walking Distance to Town Centre
- Adjacent to Welcombe Hills Country Park
- Double Length Garage
- Downstairs Cloakroom
- Driveway for 2 Cars
- Cul-de-Sac Location

Additionally, there are two single bedrooms, one situated at the front and the other at the rear. A well-appointed bathroom featuring a spa bath with shower over, WC, and basin completes the upper level.

One of the standout features of this property is the beautifully landscaped rear garden, which is south-east facing, ensuring plenty of sunlight throughout the day. The garden is adorned with an array of colorful plants and mature shrubs, providing a serene and private outdoor space. There are inviting patio areas perfect for al fresco dining and relaxation, as well as a charming summer house.

In summary, this lovely 4-bedroom detached house offers a superb living environment in a desirable cul-de-sac location, just moments away from the natural beauty of Welcombe Hills and a short walk from the historic and cultural attractions of Stratford Upon Avon. With its double-length garage, mature rear garden, and ample living space, this property represents an excellent opportunity for those looking to embrace the charm and heritage of this iconic town.

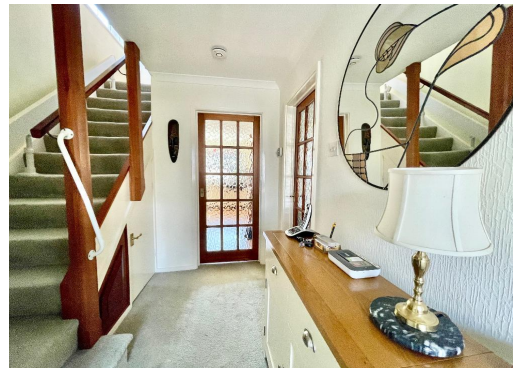
Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band E with Stratford on Avon District Council.

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not



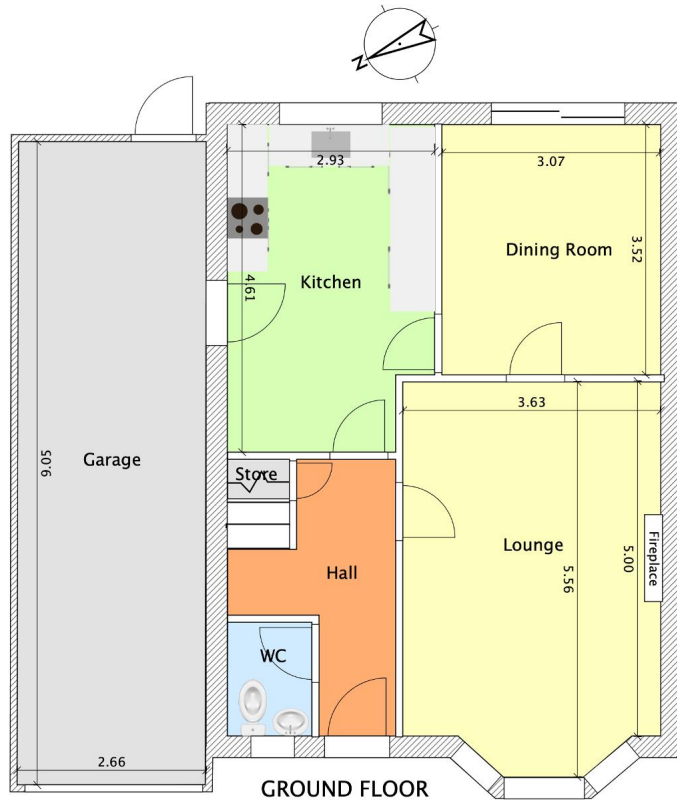
tested any fitted appliances, electrical or plumbing installation or central heating systems.



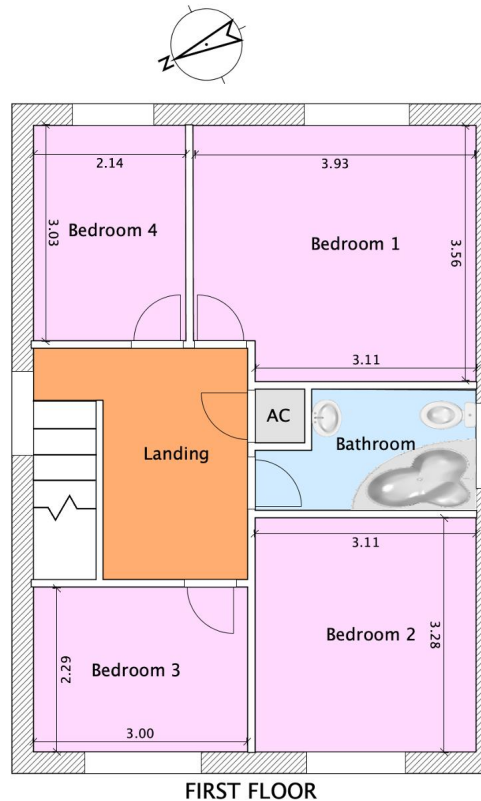




| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





GROUND FLOOR
Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 1,280 ft²



FIRST FLOOR
Indicative floor plans for illustration purposes only

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