



4 Bed Detached | Dingles Way, Stratford upon Avon | £525,000



## Description

Nestled in a serene location immediately adjacent to the picturesque Welcombe Hills Country Park, this inviting family home offers the perfect blend of countryside tranquillity and convenient access to the vibrant heart of Stratford-upon-Avon. With a generous internal floor area of approximately 1,411 sq ft (excluding the garage), this property promises comfortable living in a sought-after setting.

### Ground Floor:

As you enter through the welcoming porch, you are greeted by a spacious hall that leads to the main living areas. The bright and airy lounge, featuring a cozy fireplace, provides an ideal space for relaxation. The adjoining dining room is perfect for family meals and entertaining, seamlessly connecting to the conservatory, which offers lovely views of the garden.

The well-appointed kitchen is designed with both style and functionality in mind, complete with modern appliances and ample storage. Adjacent to the kitchen, the utility/storage room provides additional convenience. A practical WC on the ground floor adds to the home's functionality.

### First Floor:

Upstairs, the home features four well-proportioned bedrooms, each designed to offer comfort and space. The master bedroom benefits from an en-suite bathroom, providing a private retreat. The family bathroom is well-equipped with modern fixtures, ensuring convenience for all family members.

### Outside:



- 4 Bedrooms
- 2 Bathrooms
- Garage
- Driveway
- NO ONWARD CHAIN
- Downstairs Cloakroom
- Corner Plot
- Superb Location



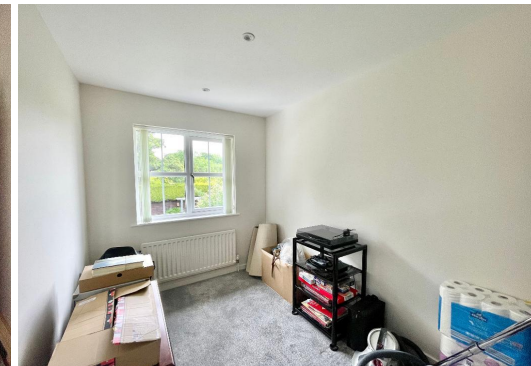
The well-maintained garden offers a peaceful retreat, perfect for relaxation. A neatly kept lawn is bordered by mature hedges, providing privacy and a lush green backdrop. A paved patio area extends from the conservatory, featuring a circular design that adds a touch of character and serves as an ideal spot for outdoor dining. Gated access leads to the front of the house and on the opposite side there is an additional outdoor area, ideal for additional storage, extra garden space or potential extension (STPP).

**Parking:**  
Driveway parking for 2 cars and a single garage with electric roller door.

**Location:**  
This delightful property is perfectly positioned to take full advantage of the stunning Welcombe Hills Country Park, offering endless opportunities for outdoor activities, leisurely walks, and enjoying nature. The vibrant town centre of Stratford-upon-Avon, renowned for its rich history and cultural heritage, is within easy walking distance. Explore the birthplace of William Shakespeare, visit the Royal Shakespeare Theatre, and enjoy the charming shops, restaurants, and cafes that line the historic streets.

Stratford-upon-Avon offers excellent amenities, including highly regarded schools, recreational facilities, and convenient transport links to Birmingham and London, making it an ideal location for both families and commuters.

This wonderful family home, with its prime location and inviting living spaces, presents a unique opportunity to enjoy the best of both





countryside and town living. Contact us today to arrange a viewing and experience the appeal and convenience of this exceptional property.

#### 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 contract. Council Tax Band E with Stratford on Avon District Council.

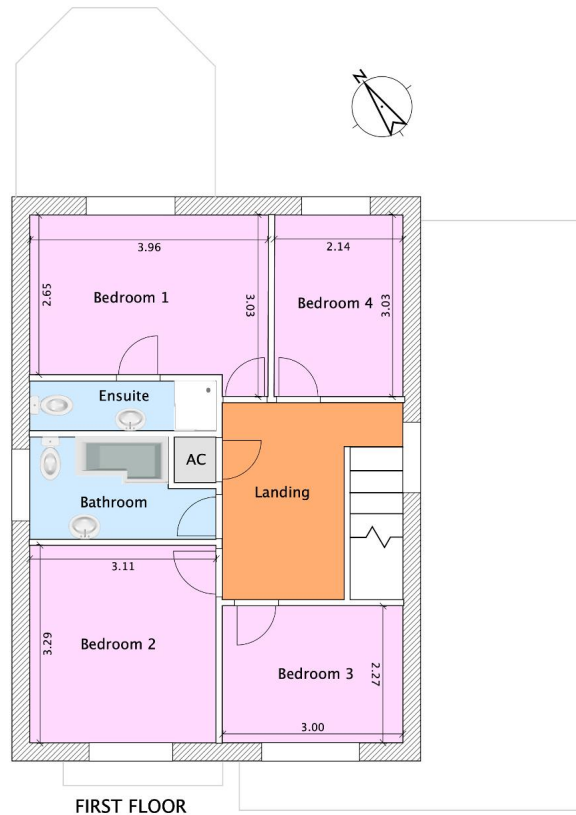
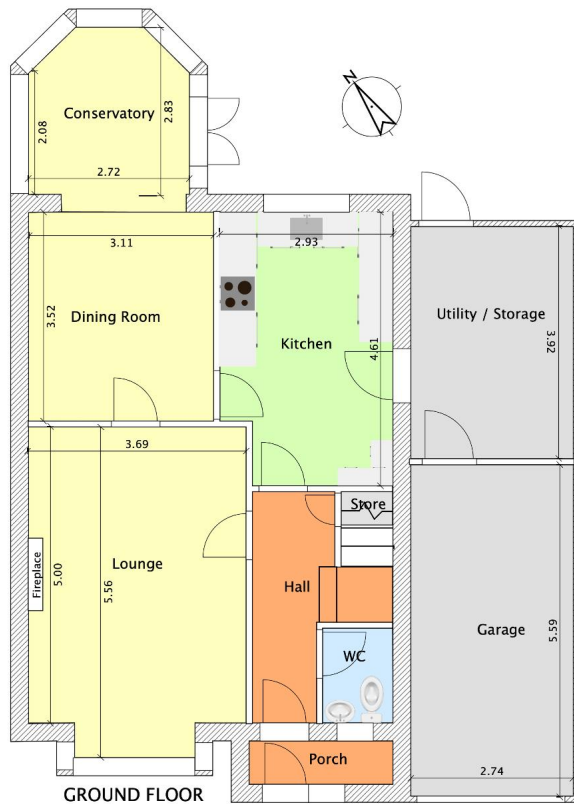
**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.













## CONTACT US

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