



Description

A superb 4 bedroomed detached property, situated on a desirable corner plot with views over an attractive green to the front. Located in a convenient position, within a short walk of local schools, grammar schools and the town centre and offered with NO ONWARD CHAIN.

Step through the front door into a welcoming entrance hall with a stylish wood-effect floor. The dining room, bathed in natural light from the bay window overlooking the green, connects to the expansive sitting room through double doors. This inviting space, with a stone fireplace and gas fire, leads seamlessly to the stunning garden room. Designed for year-round enjoyment, the garden room includes cylinder radiators, a self-cleaning, UV-protected glass roof, floor-to-ceiling windows, and French doors opening to the garden.

The kitchen/breakfast room is fully equipped with modern appliances, including a gas hob with Bosch oven and grill, a filter hood, Bosch microwave, and built-in Neff fridge freezer and dishwasher, all set against a practical tiled floor. Adjacent is the utility room, which features additional storage cabinets, a sink, a gas heating boiler, space and plumbing for a washing machine and dryer, and a generous larder cupboard. A downstairs cloakroom with WC and basin completes this level.

On the first floor, the landing provides access to a boarded loft and an airing cupboard. The main bedroom, offering lovely views of the green, comes with fitted wardrobes and an en suite bathroom, complete with WC, wash basin,



- NO ONWARD CHAIN
- 4 Bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Downstairs Cloakroom
- Pleasant Outlook to Front
- Mature Rear Garden
- Garage
- Driveway

shower cubicle, chrome heated towel rail, and downlighters. Three additional bedrooms provide ample living space, and the family bathroom includes a WC, wash basin, and a bath with shower attachment.

Outside, the property features a tarmac driveway for off-road parking, leading to a garage with an up-and-over door and side pedestrian access. The front garden is neatly landscaped with a lawn and mature hedging, while gated side access leads to a well maintained rear garden. This space includes two patio areas, a lawn, and a variety of mature evergreens, shrubs, and perennial plants, all enclosed by wooden fencing and a wall. With no onward chain, this home offers an unbeatable combination of location and practicality, perfect for families seeking a move-in-ready 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 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.

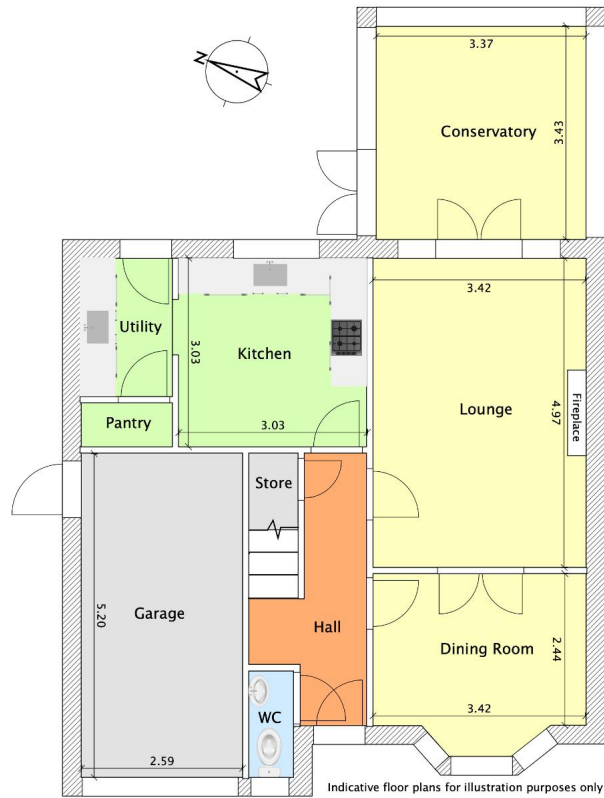




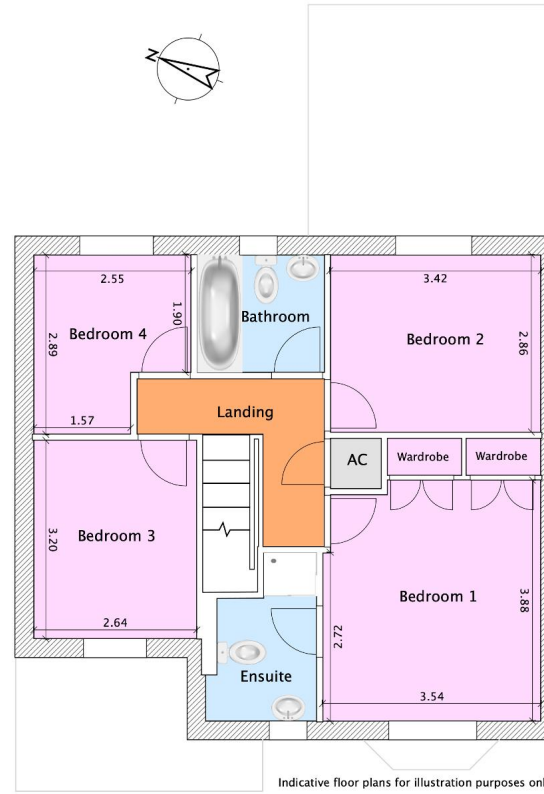




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





GROUND FLOOR



FIRST FLOOR

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