



4 Bed Detached | Rockbourne Close, Stratford upon Avon | **£535,000**



## Description

An Immaculately Presented 4-Bedroom Detached Home with South-Facing Garden

This stunning 4-bedroom detached home offers spacious and versatile living in a highly sought-after location. With a garage, driveway parking for two cars, and a beautifully presented interior, this property is ready to move straight into.

### Ground Floor

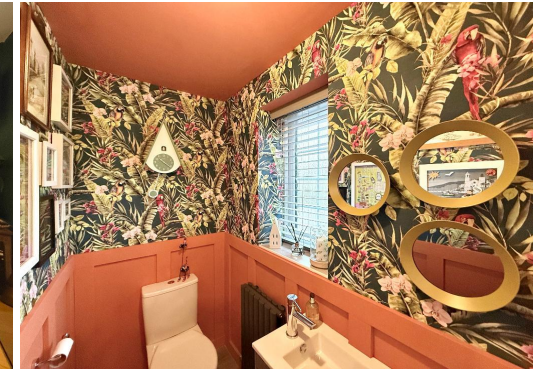
Step into a welcoming hallway, where you'll find a bright lounge to the left and a flexible second reception room to the right. The heart of the home is the impressive kitchen/diner, spanning the width of the house at the rear. This well-appointed space includes a built-in fridge/freezer, dishwasher, oven, and hob, with French doors opening onto the sunny south-facing garden. Completing the ground floor is a convenient downstairs cloakroom, accessed from the hallway.

### First Floor

Upstairs, the principal bedroom is a spacious double located at the front, boasting a built-in wardrobe and en-suite shower room. Bedroom two is another double, with a window to the side, while bedroom three, another double, offers plenty of space and a handy study area, making it ideal for work or hobbies. Bedroom four is a single room with a built-in wardrobe, perfect for use as a nursery, guest room, or home office.

### Outdoor Space

The rear garden is a delightful south-facing retreat, laid to lawn with a pleasant patio area for outdoor dining and relaxation. A pedestrian door



- Immaculately Presented
- 4 Bedrooms
- 2 Bathrooms
- South-Facing Garden
- Rear Kitchen/Diner
- 2 Reception Rooms
- Downstairs Cloakroom
- Garage
- Driveway Parking
- Close to Stratford Girls Grammar School



connects to the garage, while a gated side access leads to the driveway. At the front, the driveway provides off-road parking for two cars in front of the garage.

## Location

Situated in Stratford-upon-Avon, this property enjoys all the benefits of living in one of the UK's most charming market towns, renowned as the birthplace of William Shakespeare. With its array of excellent schools, shops, restaurants, and cultural attractions, as well as great transport links to Birmingham, London, and beyond, Stratford-upon-Avon is the perfect place to call home.

This immaculately presented home is truly a must-see. Contact us today to arrange a viewing.

## Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that there is an estate management charge of £25 per month. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

**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.







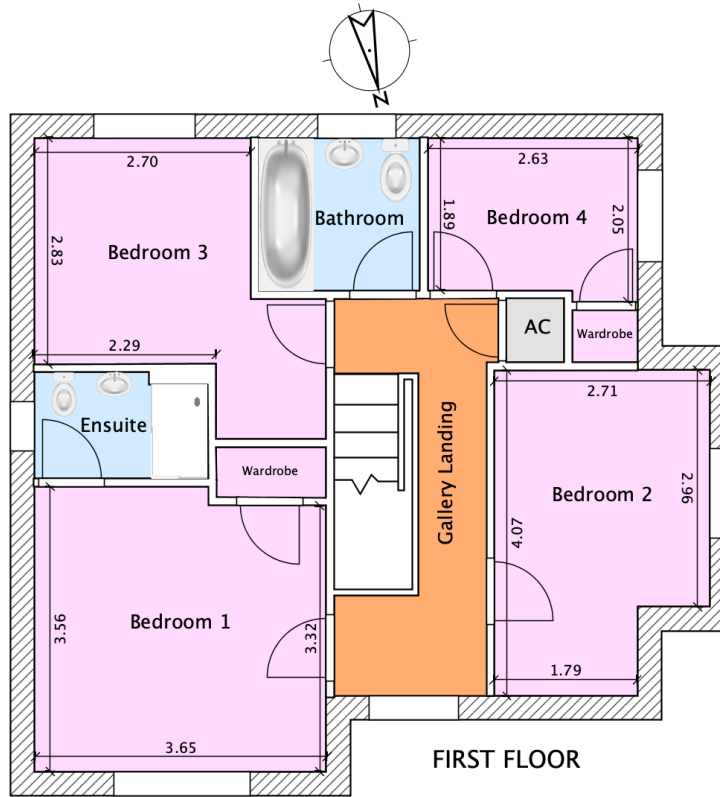
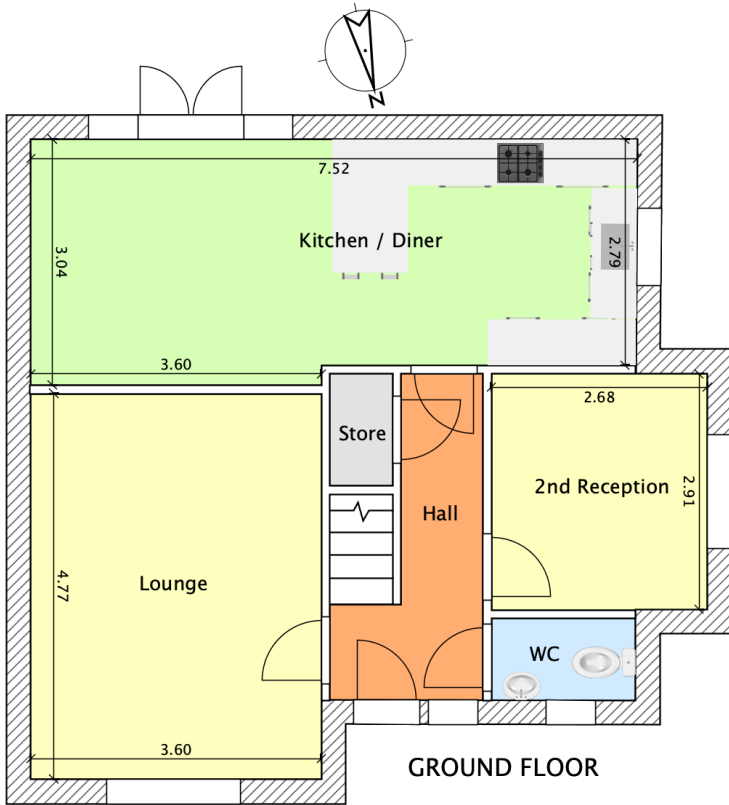








Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## CONTACT US

☎ 01789417936

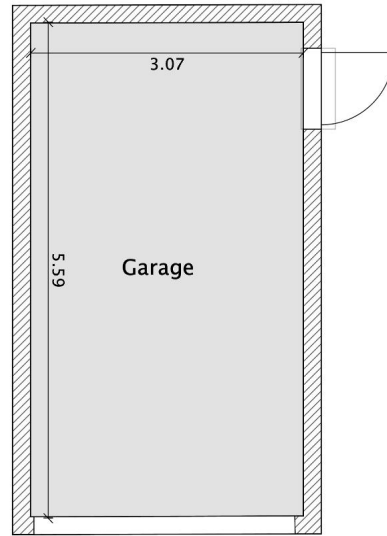
📞 01789417936

✉ hello@kennedys-stratford.co.uk

🌐 www.kennedys-stratford.co.uk

📘 /kennedysstateagentstratford





Indicative floor plans for illustration purposes only

