

3 Bedroom Detached for Sale - Offers Over £650,000

Samantha Close, Welford on Avon, CV37 8DT



KEY FEATURES

- Detached Property • Thoughtfully Reconfigured Layout • 3 Bedrooms • 2 Bathrooms • Kitchen/Dining/Family Room • Lounge With Wood-Burning Stove • Private Rear Garden • Garage • Driveway for 2 Cars • Village Location

Description

Set in a quiet cul-de-sac in the popular village of Welford on Avon, this well-presented detached home offers generous living space, a reconfigured three-bedroom layout, and a private rear garden - all within a modern development built around ten years ago.

The ground floor has a welcoming layout, starting with a hallway that gives access to a downstairs cloakroom. The lounge sits to the right and features a wood-burning stove for cosy evenings in, while French doors open out onto the rear garden. On the left, the kitchen/dining/family room provides a sociable space with plenty of room for both cooking and entertaining, and there's a separate utility room for added convenience.

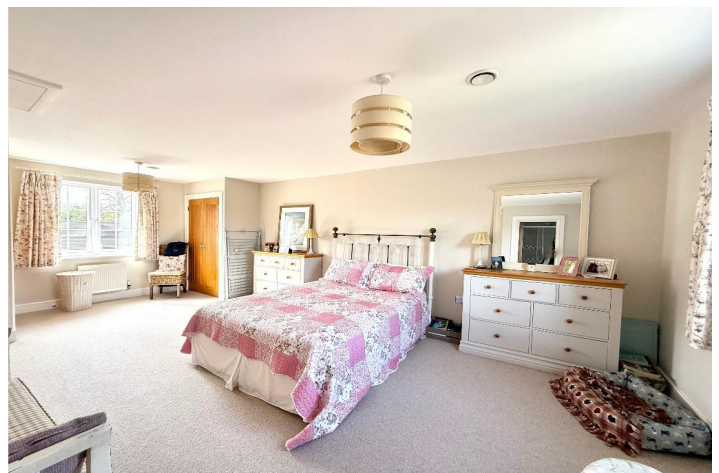
Upstairs, the standout principal bedroom offers excellent space and built-in wardrobes. There is a further double bedroom, also with fitted wardrobes, and a third bedroom which would suit as a guest room, generous single or home office, again boasting built-in wardrobes. The family bathroom is well-appointed and serves all rooms.

The rear garden is laid to lawn with patio seating areas and a good level of privacy. A single garage with power and light sits to one side, and there is driveway parking for two vehicles.

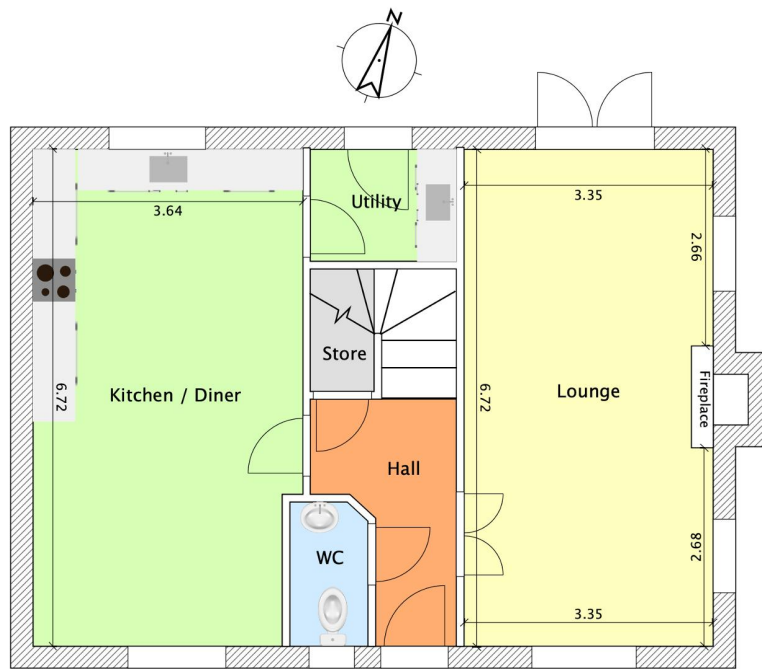
Welford on Avon is a highly regarded village, well-known for its scenic riverside setting and welcoming community. It offers a popular primary school, a village shop, and several renowned pubs, while also being well placed for access to Stratford-upon-Avon, the Cotswolds and the surrounding countryside.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Council Tax Band F with Stratford upon Avon District Council. We are advised that there is an annual estate maintenance charge of £600. All information should be checked by your solicitor prior to exchange of contracts.







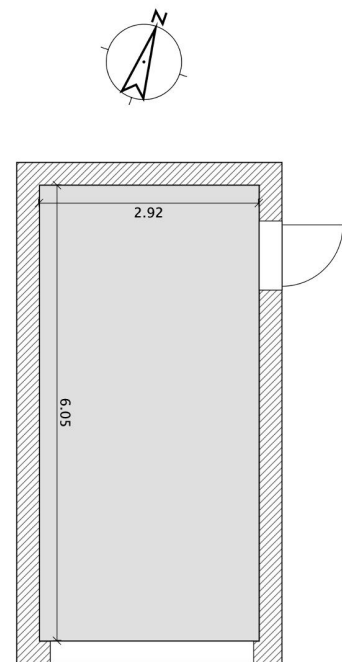
Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 1296 ft² / 120 m²

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR



Indicative floor plans for illustration purposes only

GARAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	53 E	
21-38	F		
1-20	G		