

## 3 Bedroom Detached for Sale - £635,000

Samantha Close, Welford on Avon, CV37 8DT



### KEY FEATURES

• Detached Property • Thoughtfully Reconfigured Layout • 3 Double 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 are two further double bedrooms, both with built-in wardrobes, providing space and storage for everyone. 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.









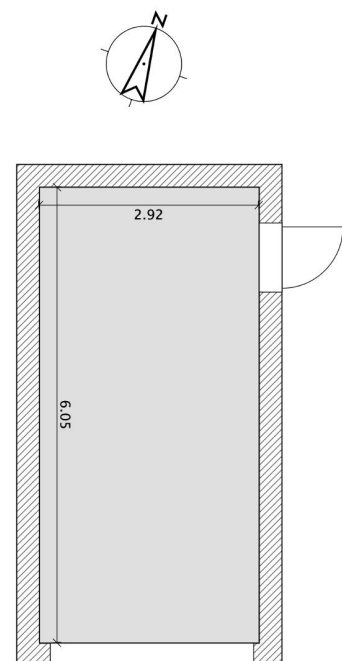
Indicative floor plans for illustration purposes only  
Approximate Gross Internal Floor Area 1296 ft<sup>2</sup> / 120 m<sup>2</sup>

### GROUND FLOOR



Indicative floor plans for illustration purposes only

### FIRST FLOOR



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### 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		