

## 3 Bedroom Semi-Detached for Sale - Offers Over £600,000

Wolverton, Stratford upon Avon, CV37 0HE



### KEY FEATURES

- Superb Rear Garden • Village Location • 3 Double Bedrooms • Versatile Accommodation • Extended Kitchen • Downstairs Snug/Occasional Bedroom • Driveway Parking • Bay Fronted Lounge • Open Fire + Wood Burning Stove



## Description

A beautifully extended three-bedroom home with an exceptional garden, set in the ever-popular village of Wolverton.

This attractive home offers spacious, flexible living with a wonderful mix of character features and practical modern touches.

You're welcomed into a pleasant hallway, which leads into a bay-fronted lounge with an open fire - a perfect space for quiet evenings. To the rear, the house opens out into a superb extended kitchen/dining/family room, designed for relaxed everyday life and entertaining. The kitchen features skylights and garden views, while the dining area benefits from a wood-burning stove and plenty of space for a large table. From here, the layout flows around into a snug - currently used as a second sitting room or occasional bedroom, with bi-fold doors opening onto the garden. These are fitted with integrated blackouts and flyscreens, making the space equally suited to daytime or overnight use. Off this room is a useful shower room, WC and utility area.

Upstairs, there are three double bedrooms and a well-appointed family bathroom.

Outside, the rear garden is a real highlight: extremely private and beautifully planted, with a generous patio, expanse of lawn, an entertaining deck, and a log store. To the front, there's gravelled driveway parking.

Wolverton is a friendly and well-regarded village, surrounded by open countryside yet ideally placed for access to Warwick, Leamington Spa, Stratford-upon-Avon and the M40.

### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Council Tax Band C with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	43 E
1-20	G		