



Sandringham Avenue, Stratford-Upon-Avon, CV37 0SW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Sheldon Bosley Knight are pleased to offer for sale this exceptionally well presented and maintained Freehold detached family residence. Offering deceptively spacious and versatile accommodation set over three floors, this previous show home was built by the reputable builders Bellway Homes in 2021 and having the remaining 10 year NHBC cover.

Ideally suited to discerning first time purchasers or growing families and located within this popular recently completed medium sized development around 1.5 miles to Stratford upon Avon town centre and its abundance of amenities and having excellent commuting links to major centres.

Internal inspection is highly recommended and the accommodation briefly comprises : Canopy porch, Entrance hallway having stairs off to the first floor, cloakroom/w.c, Well equipped breakfast kitchen having a comprehensive range of contemporary units including a built-in oven & hob. Lounge combined dining room having useful built in under stairs storage cupboard and French doors to a patio area. To the first floor there is a landing having built in storage cupboard, a large guest bedroom currently utilised as an additional sitting room. There is a family bathroom and a further double bedroom.. Stairs lead off to the second floor serving the primary bedroom which is a particularly spacious room, having built in wardrobes and access leading into a shower room en suite. Outside there is a fore garden, a tarmac driveway providing parking for two vehicles and direct access to a larger than average single garage, further side pedestrian access leads to a fully enclosed lawned rear garden.





Key Features

- Exceptionally Well Presented Spacious Detached Family Residence.
- Built in 2021 With the Remaining NHBC Cover.
- Three Double Bedrooms With Impressive Primary Bedroom and En Suite Shower Room.
- Well Appointed Breakfast Kitchen.
- Driveway for Two Cars and Large Detached Garage.
- Sought After Residential Development Within 1.5 Miles of Stratford Upon Avon Town Centre and Excellent Commuting Access.
- Internal Inspection Highly Recommended.
- EPC rating B

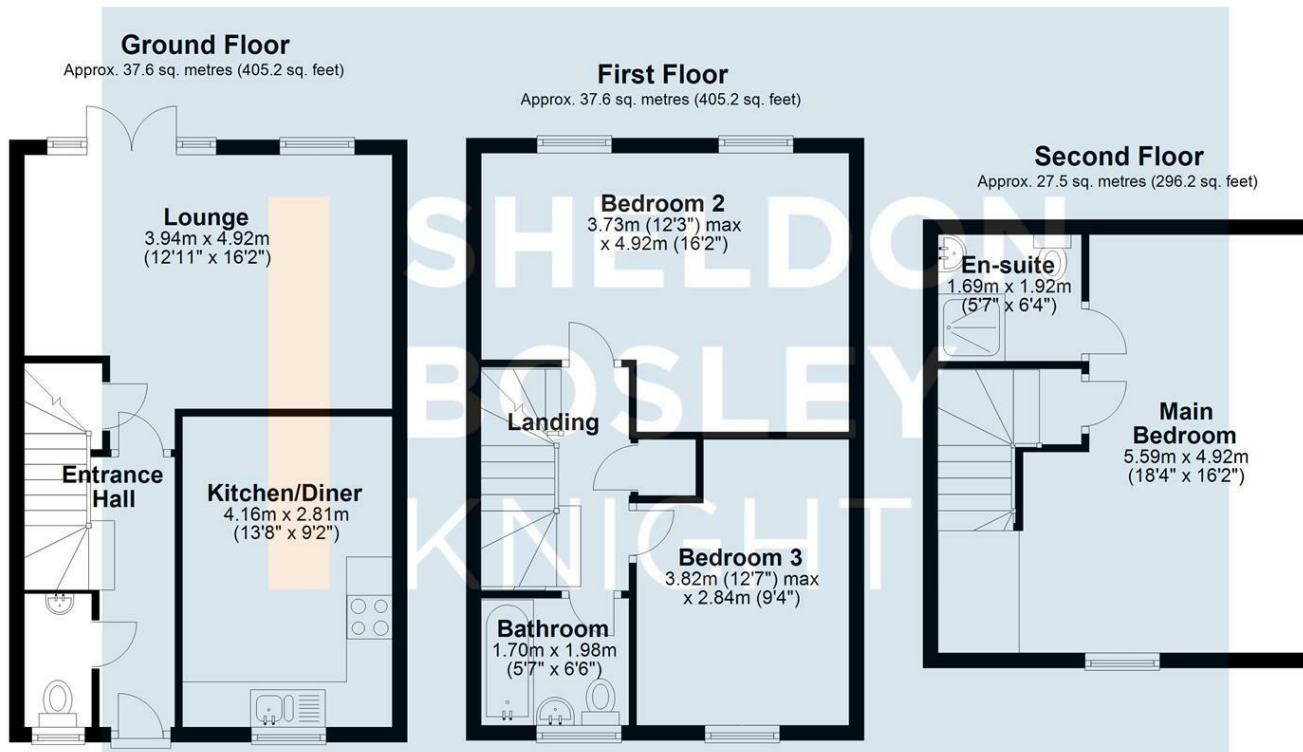
**Offers Around
£400,000**

EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority -
Stratford upon Avon district council



Total area: approx. 102.8 sq. metres (1106.7 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee