



Sycamore Gardens, Stratford-Upon-Avon, CV37 8FW

Guide price £390,000



MODERN, FOUR BEDROOM, detached property WITH GARAGE located in the popular Meon Vale development. Offered for sale with NO ONWARD CHAIN. Driveway providing off road parking, enclosed rear garden, entrance hallway, living room, snug / play room, modern fitted kitchen/dining room with bifold doors, utility, WC, family bathroom and en-suite to master bedroom. Double glazing, gas central heating.

This immaculate detached property offers well-proportioned and spacious accommodation arranged over two floors and resides on a desirable corner plot with driveway providing off road parking, and an enclosed garden with gated access from the front.

The well-presented internal accommodation comprises in brief of an entrance hallway, living room, a further reception room which could be used as a snug / play room or office, modern fitted kitchen/dining room with bifold doors to the garden, separate utility room also with door to outside, and a downstairs WC. The first floor features a landing area, four well proportioned bedrooms with an en suite shower room to the master, and family bathroom.

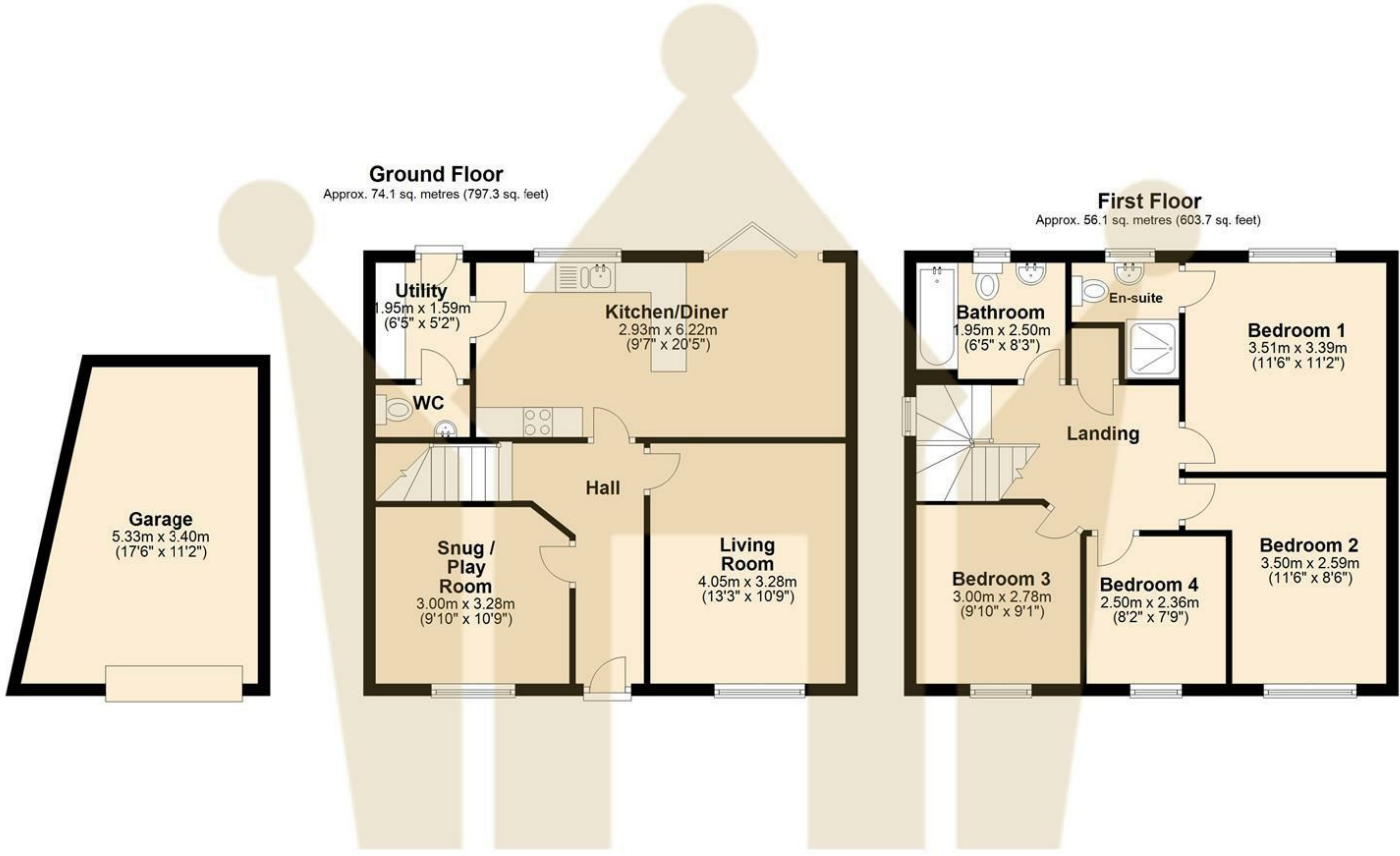
This property will make a superb family home and further benefits from upgraded window shutters throughout, gas central heating, double glazing, and approx. five years remaining on the NHBC warranty.



Hall	
Living Room	13'3" x 10'9" (4.05m x 3.28m)
Snug / Play Room	9'10" x 10'9" (3.00m x 3.28m)
Kitchen / Diner	9'7" x 20'4" (2.93m x 6.22m)
Utility	6'4" x 5'2" (1.95m x 1.59m)
WC	
Landing	
Bedroom One	11'6" x 11'1" (3.51m x 3.39m)
En-Suite	
Bedroom Two	11'5" x 8'5" (3.50m x 2.59m)
Bedroom Three	9'10" x 9'1" (3.00m x 2.78m)
Bedroom Four	8'2" x 7'8" (2.50m x 2.36m)
Bathroom	6'4" x 8'2" (1.95m x 2.50m)
Garage	17'5" x 11'1" (5.33m x 3.40m)







Ground Floor
Approx. 74.1 sq. metres (797.3 sq. feet)

First Floor
Approx. 56.1 sq. metres (603.7 sq. feet)

Total area: approx. 130.2 sq. metres (1401.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	