



Packhorse Road, Stratford-upon-Avon, CV37 9AW

Offers over £490,000



**** 1518.3sqft ** 4 BEDROOMS ** MODERN DETACHED FAMILY HOME ** CORNER PLOT ** HIGH SPECIFICATION KITCHEN/BREAKFAST ** GARAGE AND PARKING **** In an ever popular area of Stratford upon Avon, this spacious four-bedroom detached family home features a distinctive cross-gabled roof design. The property includes two bathrooms, an impressive kitchen breakfast room, a large living room, a separate dining room, and a study. Additionally, there is a convenient downstairs W.C.



The light, welcoming, and airy entrance hall features doors leading to all ground floor rooms and stairs ascending to the first floor. It also includes a convenient under-stair cupboard for additional storage.

The modern kitchen breakfast room is a magnificent space, boasting sleek high-shine cabinetry and a matching breakfast bar, complemented by high-end integrated appliances including two ovens, induction hob, dishwasher, and space for washing machine and dryer. The dual-aspect design features rear aspect windows provide a picturesque view of the garden, large sliding doors that open onto the Veranda a paved patio area having a glass-roofed veranda with electric patio heater on the wall. while rear aspect windows provide a picturesque view of the garden.

The separate dining room, conveniently located next to the kitchen, is generously sized, making it ideal for family meals and entertaining.

The study, located at the front of the home, offers a versatile space perfect for work, hobbies, play room, or quiet reading.

The spacious living room boasts dual aspect windows at both the front and back, ensuring ample natural light throughout the day. Its fantastic rectangular shape offers optimal flexibility in furniture arrangement. At the rear, elegant white double UPVC doors open up to the inviting rear garden, seamlessly blending indoor and outdoor living.

On the first floor, there are four spacious bedrooms, each equipped with fitted wardrobes, along with a family bathroom. The master bedroom stands out with its generous size spanning 17ft, and being dual-aspect with three double fitted wardrobes, and it features its own en-suite bathroom complete with a W.C., washbasin, and shower.

The private, landscaped rear garden features a large paved patio area with Veranda having a glass-roofed veranda with electric patio heater on the wall. The garden is fully enclosed surrounded by brick walls and adorned with

established plants, creating a serene and secluded outdoor space.

Hall

Kitchen/Breakfast 12'8" x 17'4" (3.87m x 5.30m)

Dining Room 9'8" x 10'4" (2.97m x 3.17m)

Living Room 17'10" x 11'7" (5.45m x 3.55m)

Study 7'9" x 8'3" (2.38m x 2.52m)

W.C

Bedroom 1 17'10" x 8'7" (5.45m x 2.62m)

Bedroom 2 12'11" x 10'6" (3.96m x 3.22m)

Bedroom 3 9'6" x 6'6" (2.90m x 2.00m)

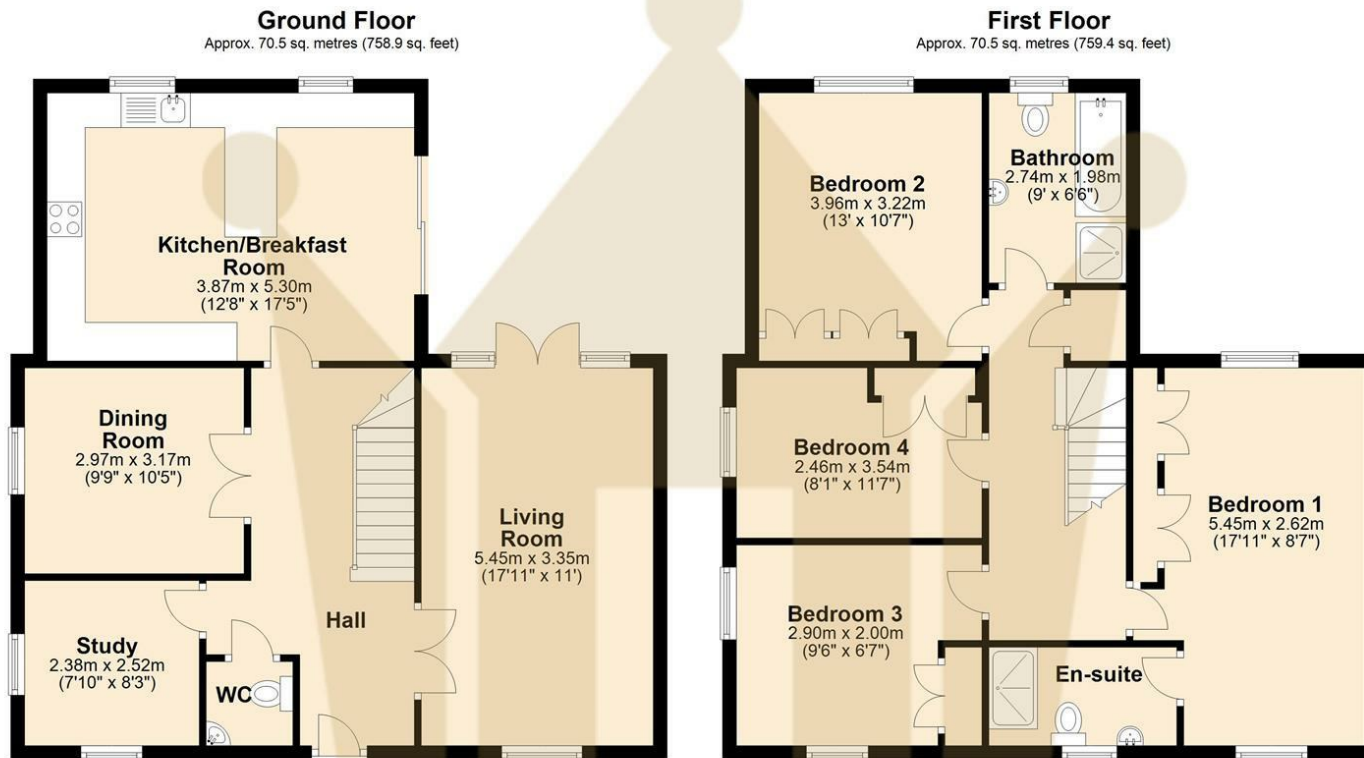
Bedroom 4 8'0" x 11'7" (2.46m x 3.54m)

Family Bathroom 8'11" x 6'5" (2.74m x 1.98m)

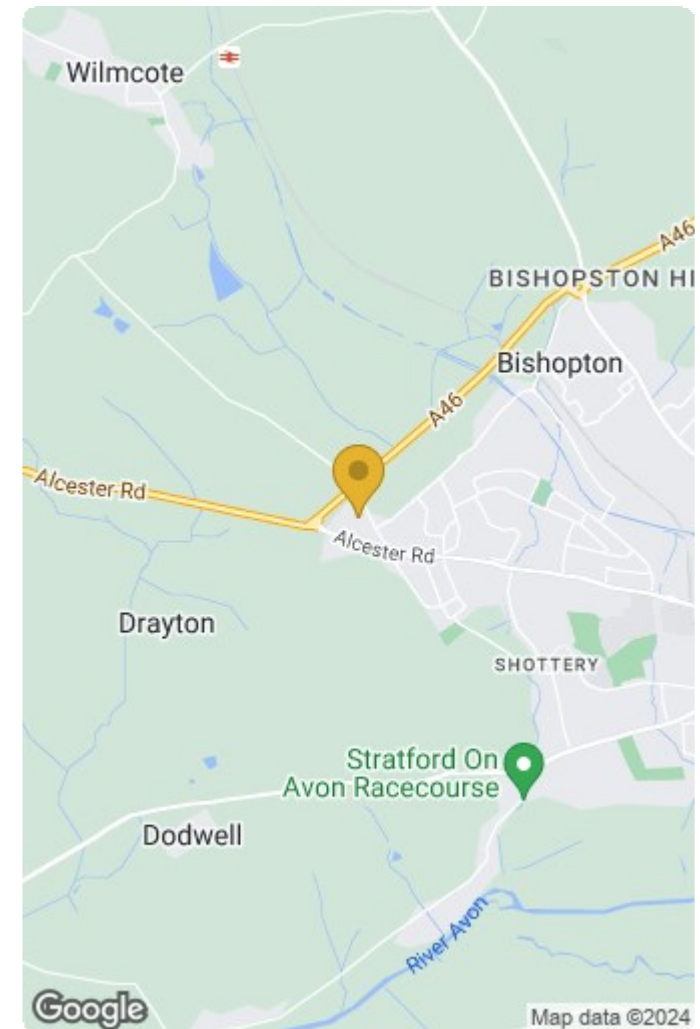
En-suite







Total area: approx. 141.1 sq. metres (1518.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		73	
(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	