



Lattimore Road, Stratford-Upon-Avon, CV37 0RZ

Offers over £500,000


KING
HOMES

BEAUTIFULLY PRESENTED, FOUR BEDROOM, DETACHED PROPERTY located at the end of the sought after Lattimore Road in Stratford-Upon-Avon. Driveway, integral garage, enclosed landscaped rear garden, entrance hallway, living room, modern kitchen, dining room, WC / utility room, family bathroom, two en-suites, and four well-proportioned bedrooms each with fitted wardrobes.

Generously proportioned and superbly designed, this property has the perfect balance of accommodation that is essential for growing families with versatile living space.

The property resides on a plot comprising of a landscaped fore garden which benefits from its own pond, with a driveway providing ample off-road parking to the front aspect and integral garage to the side. The good sized, enclosed garden to the rear boasts lawned and patio/deck entertaining areas.

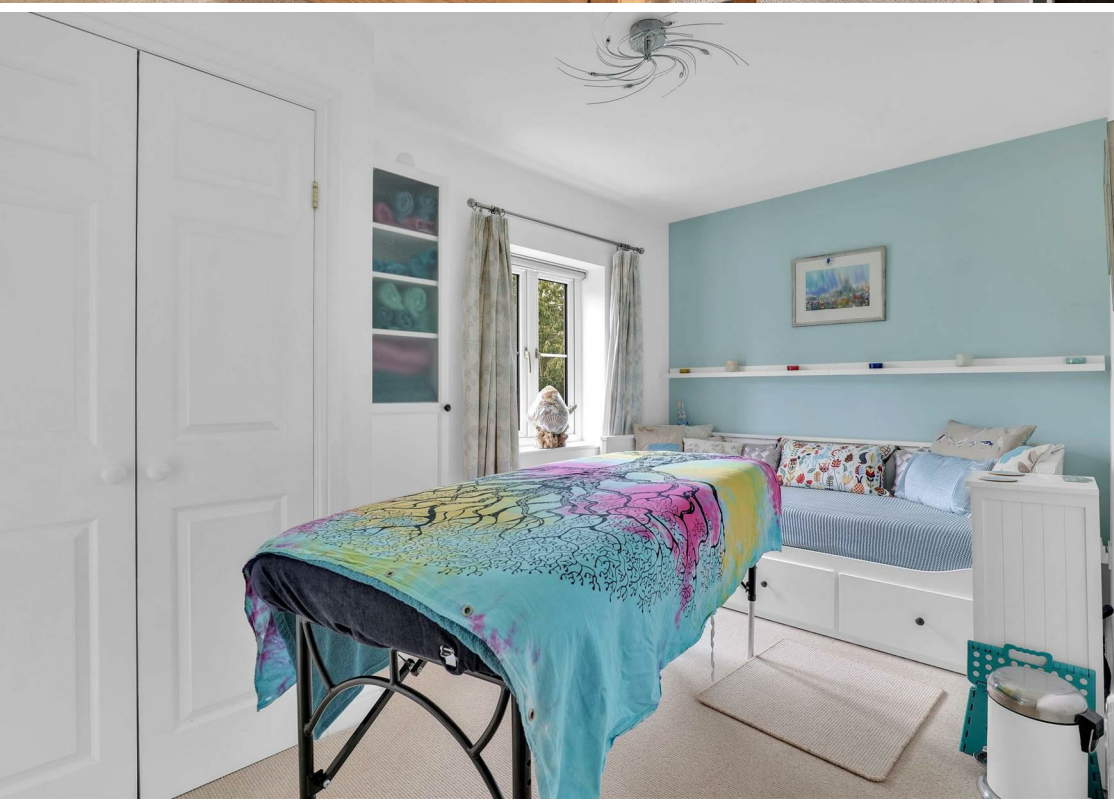
The internal space is beautifully presented throughout providing ready to move into accommodation, and comprises; entrance hallway with stairs rising to the first floor, guest WC/utility, living room with feature bay window and gas fireplace, exceptional kitchen that seamlessly connects to the dining room featuring a spacious bay window that offers a view of the garden and also leads through to the integral garage.

The first floor features a landing area, family bathroom, four bedrooms each with fitted wardrobes, and en-suite facilities to the first and second bedrooms.

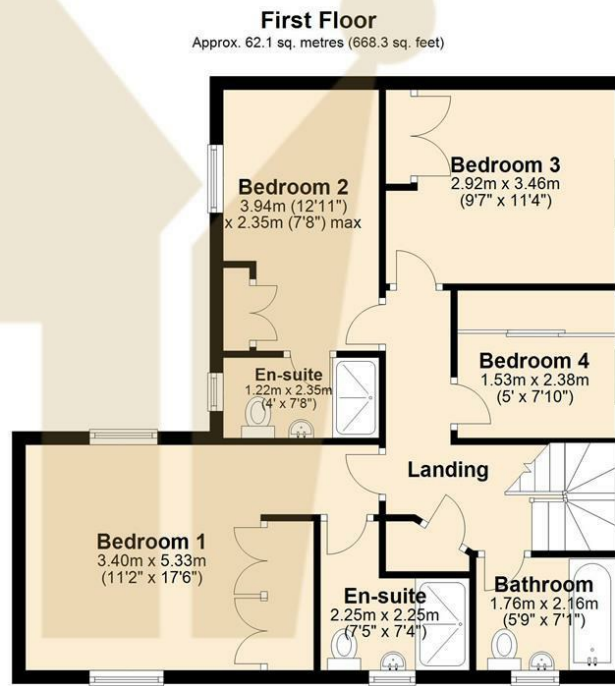
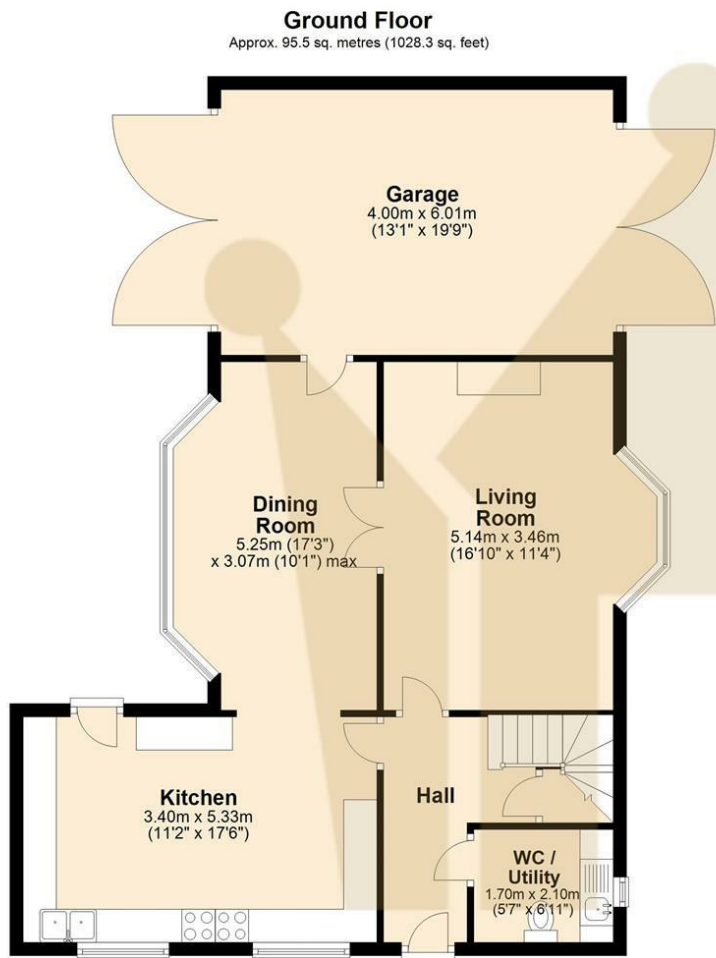
The property is presented to the lovely standard throughout and further benefits from a number of upgrades throughout including kitchen and boiler. Early viewing is highly recommended to avoid disappointment and to appreciate all this property has to offer.



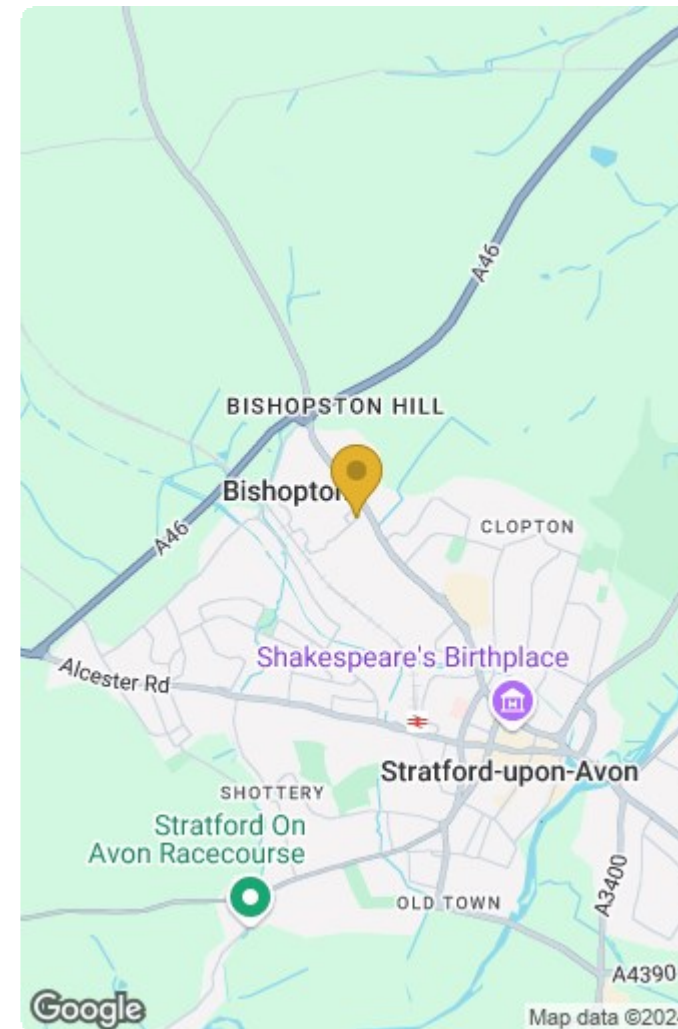
Hall	
Cloakroom	5'6" x 6'10" (1.70m x 2.10m)
Kitchen	11'1" x 17'5" (3.40m x 5.33m)
Living Room	16'10" x 11'4" (5.14m x 3.46m)
Dining Room	17'2" x 10'8" (5.25m x 3.27m)
Landing	
Bedroom One	11'1" x 17'5" (3.40m x 5.33m)
En-Suite	7'4" x 7'4". (2.25m x 2.25.)
Bedroom Two	12'11" x 7'8" (3.94m x 2.35m)
En-Suite	
Bedroom Three	9'6" x 11'4" (2.92m x 3.46m)
Bedroom Four	5'0" x 7'9" (1.53m x 2.38m)
Bathroom	5'9" x 7'1" (1.76m x 2.16m)







Total area: approx. 157.6 sq. metres (1696.5 sq. feet)



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