



Barrie Close, Stratford-Upon-Avon, CV37 7JE

Price £350,000

KING
HOMES

This property offers a rare opportunity to acquire a well-maintained family home in a sought-after location, with excellent transport links and close proximity to local amenities. A perfect choice for those seeking a spacious, modern home in one of Stratford-upon-Avon's most popular residential areas.



Situated in the highly desirable Trinity Mead Estate, south of the River in Stratford-upon-Avon, this exceptional family home offers an ideal living space for modern family life. The property benefits from a carport providing off-street parking for two vehicles, secured with gates to ensure both privacy and convenience.

Upon entry, the property opens into a welcoming hallway leading to a well-proportioned lounge, offering a comfortable and relaxing space. The contemporary fitted kitchen/diner is perfect for both everyday family meals and entertaining, with access to the rear garden. A convenient guest W.C. is also located on the ground floor.

The first floor comprises three generously sized double bedrooms, each featuring built-in wardrobes. The master suite includes an en suite bathroom, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the private rear garden is primarily laid to lawn and features two patio areas, ideal for alfresco dining or outdoor relaxation. The garden is fully enclosed with fence panels, ensuring both privacy and security, and includes a gate that leads directly to the carport.

Location

Within walking distance of local amenities, including shops, and within a sought-after school catchment area (Bridgetown Primary School), this home is ideally located for families. It also boasts easy access to bus stops and commuter routes, offering the perfect blend of convenience and comfort for modern family living.

Hall

Living Room 12'11" x 10'10" (3.95 x 3.32)

Kitchen/Diner 9'7" x 10'10" (2.93 x 3.32)

W/C

Landing

Bedroom One 16'8" x 10'9" (5.09 x 3.29)

Ensuite 4'6" x 7'0" (1.38 x 2.14)

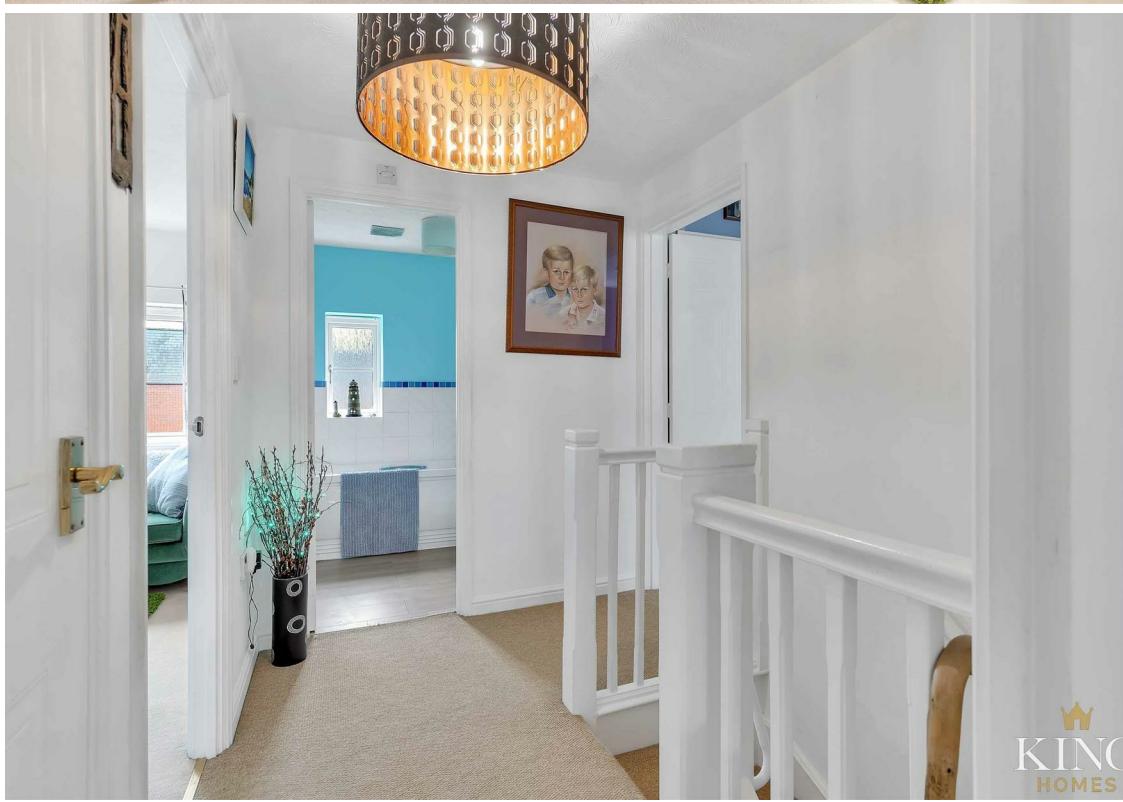
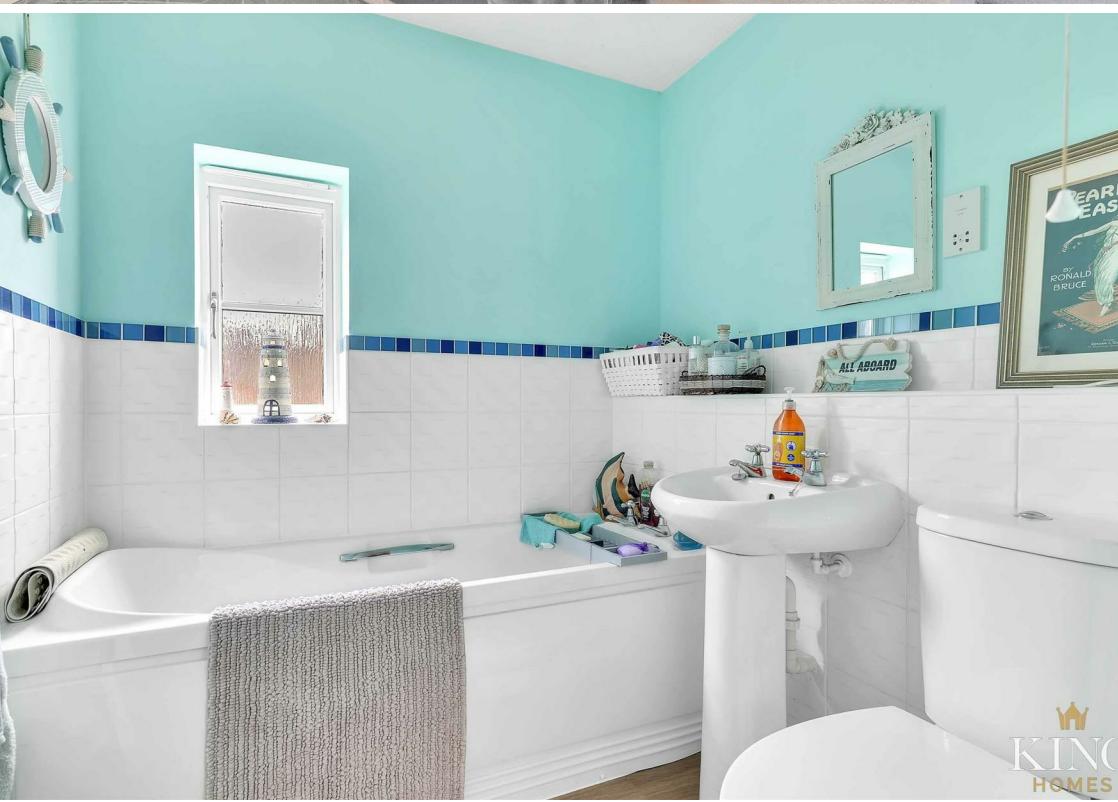
Bedroom Two 8'9" x 13'10" (2.68 x 4.22)

Bedroom Three

11'5" x 7'8" (3.49 x 2.35)

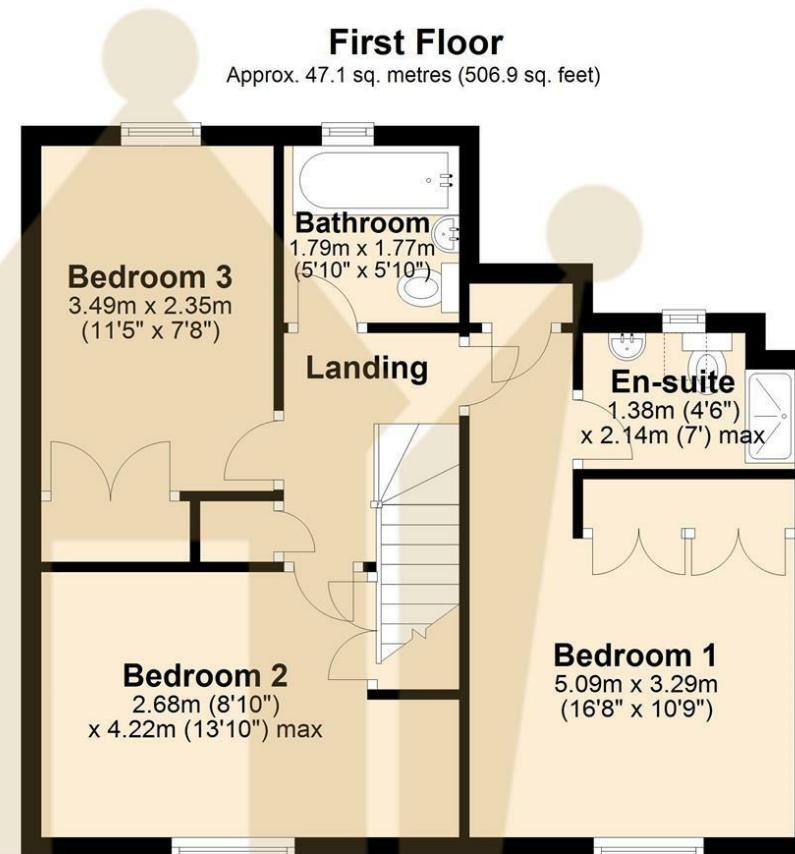
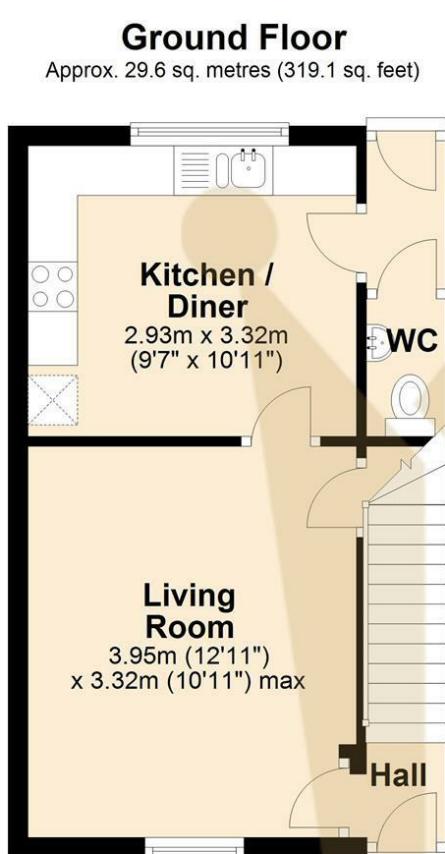
Bathroom

5'10" x 5'9" (1.79 x 1.77)





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Total area: approx. 76.7 sq. metres (826.0 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 | | |