



Darlow Drive, Stratford-Upon-Avon, CV37 9DG

Offers over £525,000

**KING**
HOMES

**** NO CHAIN ****This charming four-bedroom family home is situated in the highly sought-after area of Stratford-upon-Avon, offering an ideal combination of comfort and practicality. The property boasts a spacious driveway with off-road parking for two cars, ensuring easy and convenient access, while enjoying open views to the front that overlook a generous green space.



As you step inside, you're greeted by a welcoming entrance hallway, complete with a handy cloakroom. The ground floor is thoughtfully designed, featuring a large dining room, a cosy lounge, and a bright conservatory that opens directly into the rear garden—creating a seamless flow between indoor and outdoor living. The well-equipped kitchen, also on this level, is perfect for family meals and culinary gatherings. Additionally, there's a useful utility room adjoining the kitchen, offering extra storage space and direct access to the garden.

Upstairs, the first floor accommodates four generously sized bedrooms. The master bedroom is a true retreat, featuring built-in wardrobes and a private en-suite bathroom for ultimate comfort and convenience. The remaining bedrooms share a well-appointed family bathroom, ideal for day-to-day use.

The property also includes an integral single garage, providing valuable storage space or the option for secure parking. The rear garden is primarily laid to lawn, complemented by a paved patio area and a variety of mature flowers and trees that ensure year-round colour and charm. It's the perfect setting for outdoor dining, entertaining, or simply unwinding in the sunshine.

Throughout the home, new, high-quality carpets and stylish flooring enhance its fresh and inviting atmosphere. Recently redecorated, the interior exudes a light and airy feel, benefiting from an abundance of natural sunlight.

Ideally located, this property is just a short walk from all services and amenities, including outstanding schools, supermarkets, hospital and healthcare facilities, and the town centre. Its prime position offers easy access to transport links and everything you need.

Hallway

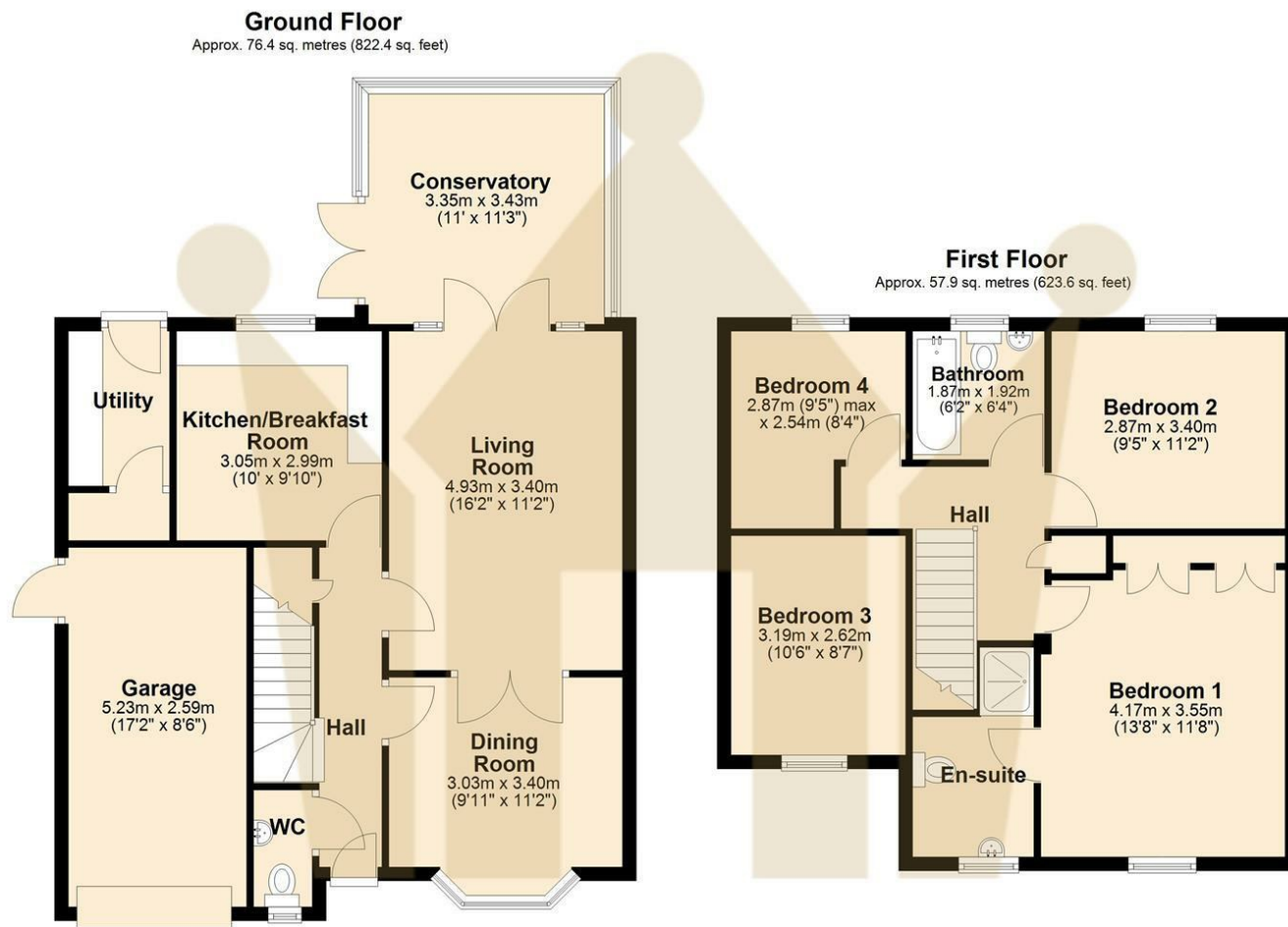
W/C

Dining room	9'11" x 11'1" (3.03 x 3.40)
Living room	16'2" x 11'1" (4.93 x 3.40)
Conservatory	10'11" x 11'3" (3.35 x 3.43)
Kitchen Breakfast	10'0" x 9'9" (3.05 x 2.99)

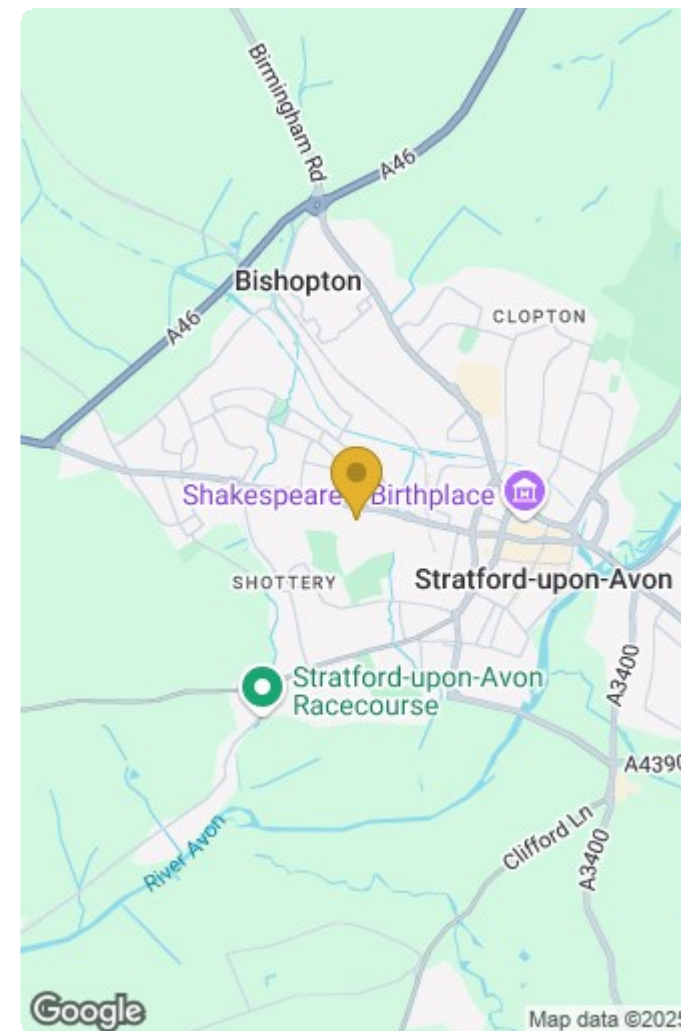
Utility	
Bedroom One	13'8" x 11'7" (4.17 x 3.55)
Ensuite	
Bedroom Two	9'4" x 11'1" (2.87 x 3.40)
Bedroom Three	10'5" x 8'7" (3.19 x 2.62)
Bedroom Four	9'4" x 8'3" (2.87 x 2.54)
Bathroom	6'1" x 6'3" (1.87 x 1.92)







Total area: approx. 134.3 sq. metres (1445.9 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	82

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	