



Verney Drive, Stratford-Upon-Avon

CV37 0DX

In Excess of £400,000



Verney Drive

Stratford-Upon-Avon, CV37 0DX

Are you wanting best of both worlds being in a town yet away from the hustle and bustle of town life? Look no further, this family home offers just this. Enjoying being in an enviable position overlooking a green to the front and being just round the corner from the Welcombe Hills, where you can enjoy walking your dog, running the children out and if lucky enough sledging in the snow. Truly a wonderful position.

The property has been extended to the rear showcasing more living space, it has been lovingly maintained and modernised and can be moved straight into. For those who like to put their stamp on a property then this home offers scope to in some areas without breaking the bank and for buyers who wish to add value or have a property that they can enlarge as the family grows, then there is potential to further extend over the top of the garage (STPP).

Approached via driveway to porch having enough space to drop down shopping bags and kick off shoes. The front entrance door welcomes you into the entrance hallway that links all the downstairs accommodation.



First door on the right takes you into the dining room, light floods in through a lovely large window framing the view over the green to the front. This is the perfect spot to sit back and watch the world go by. Formerly the living room, this layout is flexible in its use and can be utilised as a playroom, snug or as it currently is a dining room for more formal conversations where guests can sit around the dining table and guests can onlook through the doorway to the breakfast kitchen.

Located on the rear is the breakfast kitchen incorporating a breakfast bar; the perfect place to catch up with friends over a brew. A great social space where you would never feel you are missing out on conversation whilst cooking up a storm. The kitchen has plenty of wall and base mounted units and space for appliances and a range style cooker. A rear window and glazed rear door allow you to gaze over the rear garden. A door leads back out to the hallway.

Following the hallway next on your right is a study, nicely tucked away so you can hide yourself away and get your work done then close the door behind you at the end of the day to leave well alone until the next working day.



Carrying on along the hallway further; there's a door to the garage, and along again here you find a downstairs W/C which every good family home has. Adjacent is the utility room, having further storage cupboards and space and plumbing for those noisy machines keeping them out of earshot. Each of these areas are fully functioning yet would benefit with having a facelift, however not essential.



Next up you enter the rear extension, a wonderful spacious living room where you can accommodate the largest of sofas and the log burner creates a focal point to the room. You can really imagine curling up on the sofa on a winter's night watching the flames dance and eventually die down to the glowing embers and in the summer months as this room is dual aspect, light floods in through windows, rear door and a roof lantern.

Heading upstairs the master bedroom has fitted wardrobes aiding in keeping the room decluttered. The second bedroom is located on the rear and can easily accommodate a double bed and a further third bedroom, which is a single which also benefits with having a cupboard over the stair bulkhead. The family bathroom has been fitted with a modern three-piece white suite having that all important shower over the bath.

The rear garden has an area of paving and stone covering patio area creating an ideal place to sit and unwind after a long day. The garden is tiered, railway sleepers and steps rise to the lawn area and planted borders have some evergreens and shrubs.



To the front there is a frontage of lawn fore garden and borders planted with trees and shrubs. The driveway provides off road parking in front of the garage having an up and over action door, power and light and an internal courtesy door leading into the hallway.



Ideal location for those who love the outdoors and ones that yearn for a quieter position. Also boasting good school catchment and being close to local amenities. The cherry on the top is that this property is being offered for sale with no onward chain.

Council Tax band: D

EPC Rating: D

Tenure: Freehold

- Extended Detached Home
- Three Bedrooms
- Three Reception Rooms
- Downstairs Cloakroom & Utility Room
- Family Bathroom
- Garage & Driveway
- Potential to Further Extend (STPP)
- No Chain
- Good School Catchment & Close to Amenities
- Sought After Location Close to Welcombe Hills



Ground Floor



First Floor

Total floor area 124.3 sq.m. (1,338 sq.ft.) approx



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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