



Waterloo Drive, Stratford-Upon-Avon

CV37 7HS

In Excess of £600,000



This property is a tardis, it is deceiving from the kerb just how spacious it actually is! This modern, detached, three/four bedroom home offers flexible accommodation and living. Located in a highly sought after residential area, South of the River Avon and is positioned at the beginning of a cul-de-sac.

Approach via the stoned driveway leading to the front entrance door. Guests are welcomed into the hallway with stairs rising ahead and doors off to the downstairs accommodation.

First on your left is the study, if you work from home this would be perfect; firstly, it is located at the front of the property so is away from the noise of the home if the family are in and you could leave at the end of the working day, close the door behind you and forget about work for the evening. Secondly, there is plenty of fitted furniture incorporating shelving and cupboards all aid to neatly store all manner of business materials. The desk is positioned beneath the front window so you can gaze out whilst thinking and writing.

Second door on the left is the combined utility and W/C. There is a worktop fitted having space beneath for tumble dryer and space and plumbing for a washing machine.





Back into the hallway and straight ahead is the kitchen dining room. Located on the rear so it affords a lovely view over the rear garden. This is a social layout, there is ample space to accommodate a dining table where dining guests can enjoy uninterrupted conversation with the host whilst serving the courses and drinks. French doors allow light to flood in and a view of the garden. The kitchen is fitted with white gloss units, being well designed with plenty of cupboard space and worksurfaces over, the fridge freezer and dishwasher being integrated giving a seamless feel.

Next along is the living room, also located on the rear, so having the same lovely garden view. This room has light flooding in through French doors and a floor to ceiling window, linking internal and external spaces together effortlessly during the warmer months. There is a gas feature fireplace giving a focal point to the room. This room is a great place to kick back and relax in front of your favourite box set or lose yourself within a book.

Finally back into the hallway, first door on the right located to the front of the property is the master bedroom having fitted wardrobes to one wall aiding in keeping the room decluttered. A door flows through to a shower en-suite featuring a walk-in shower cubicle with drying area.

Heading upstairs you immediately notice how bright it is with added bonus of Velux windows featuring on the landing and the bedrooms. On the landing there are built-in cupboards providing valuable storage space. There is a bedroom located at either end of the hallway.





Both bedrooms are large enough to accommodate double beds and both boast built-in wardrobes. Finally the family bathroom completes the accommodation, being fitted with a three-piece bathroom suite with shower over the bath.

Outside the rear garden is a manageable size, plenty enough for green fingered souls to enjoy but not for it to become overwhelming. Mainly laid to lawn having borders planted with shrubs and small trees. A patio area runs in front of both the kitchen dining room and the living room a great place to enjoy al-fresco dining and a summer BBQ. Side gated access leads to the front of the property.

The garage is located at the front having an up and over action door. The stoned driveway to the front provides parking for three vehicles.

Who do we think should buy this property?

- Families who want to get into Bridgetown/Croft School catchment
- People looking for a home that offers potential to be the 'forever home'.





Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached Dormer Bungalow
- Three Double Bedrooms
- Kitchen Dining Room
- Combined Utility & Downstairs W/C
- Master Bedroom with En-suite on Ground Floor
- Two Bedrooms & Family Bathroom on First Floor
- Garage & Driveway
- Highly Sought After Residential Area
- Good Primary School Catchment
- Close to Three Supermarkets

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Approximate Area = 1472 sq ft / 136.7 sq m

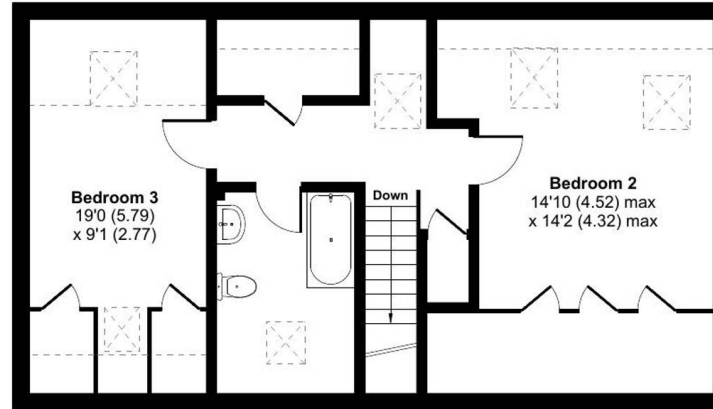
Limited Use Area(s) = 92 sq ft / 8.5 sq m

Garage = 142 sq ft / 13.1 sq m

Outbuilding = 26 sq ft / 2.4 sq m

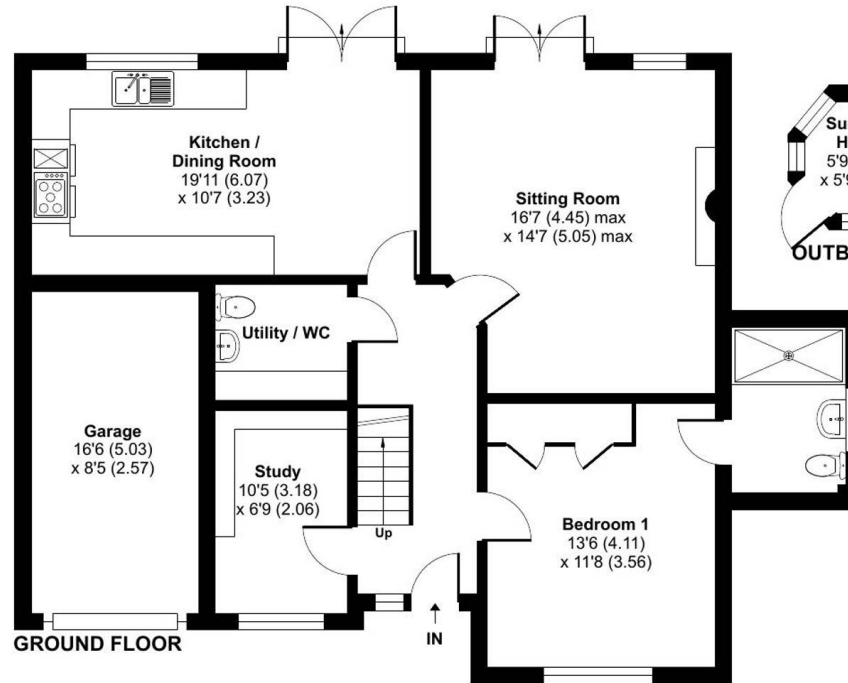
Total = 1732 sq ft / 160.7 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR





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