



Wordsworth Avenue, Stratford-Upon-Avon

CV37 7NG

In Excess of £385,000





This property has plenty to offer a growing family or a professional couple who each require an office to work from home. Located on the edge of the popular Trinity Mead Development, this property boasts lovely kerb side appeal too and who doesn't want a pretty house?

To access the property there are pathways that lead off Betjeman Road to the front of the row of properties or from the rear where the garage and driveway is located. The front entrance door opens into the entrance hallway with stairs rising to the first-floor landing.

First on the left is the kitchen located at the front of the property. The current owners redesigned the layout and fitted with stunning modern blue and grey cupboards having complementary granite worksurfaces over, giving that luxury finish. There is an integrated slimline dishwasher, Induction hob with hood over, oven and space for an American fridge freezer and space and plumbing for a washing machine.

Back into the hallway and straight ahead enters the bright living dining room. There is plenty of space to accommodate sofas and a dining table where the whole family can sit and enjoy discussing their experiences during that day. The living room is located on the rear having views through French doors out over the garden. Finally on the ground floor there is a downstairs cloakroom, a must for every family home.







Heading upstairs to the first floor there are two double bedrooms which will hopefully eliminate the argument that siblings always have over who gets the bigger room! The family bathroom is fitted with a three-piece bathroom suite with shower off taps over the bath.

On the second floor the master bedroom offering plenty of space for the largest of beds and boasts a lovely modern shower en-suite together with his and hers vanity wash hand basins. Finally, there is a fourth bedroom in size, currently being used as a nursery.

The icing on the cake with this property is the rear garden. This home enjoys a South Westerly aspect giving sun all day long when it decides to make an appearance. For a modern estate it is difficult to not feel overlooked, well not here, this garden is private too. Laid with sections of patio, stone covering and lawn, it is the perfect garden to enjoy a BBQ with friends and family. Also located to the rear accessed via the front pathway is a garage which also has a parking space in front.

Situated in a popular residential area South of the river, providing convenient access to local amenities including Waitrose and a local Co-op, and boasts good primary school catchment.

All mains services connected.







Council Tax band: E

Tenure: Freehold

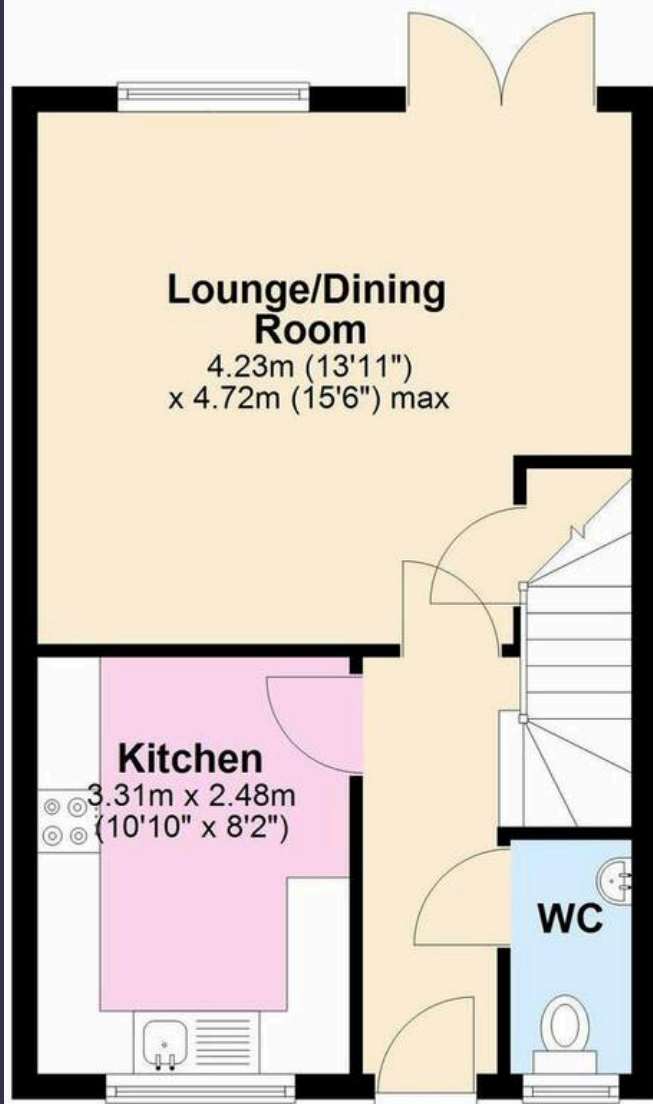
EPC Rating: C

- Terraced Townhouse
- Four Bedrooms
- Modern Kitchen
- Living Dining Room
- Downstairs Cloakroom
- Master Bedroom with En-suite
- Private South West Facing Rear Garden
- Garage and Driveway
- Immaculate Condition
- Good School Catchment
- Close to Supermarkets and Bus Route



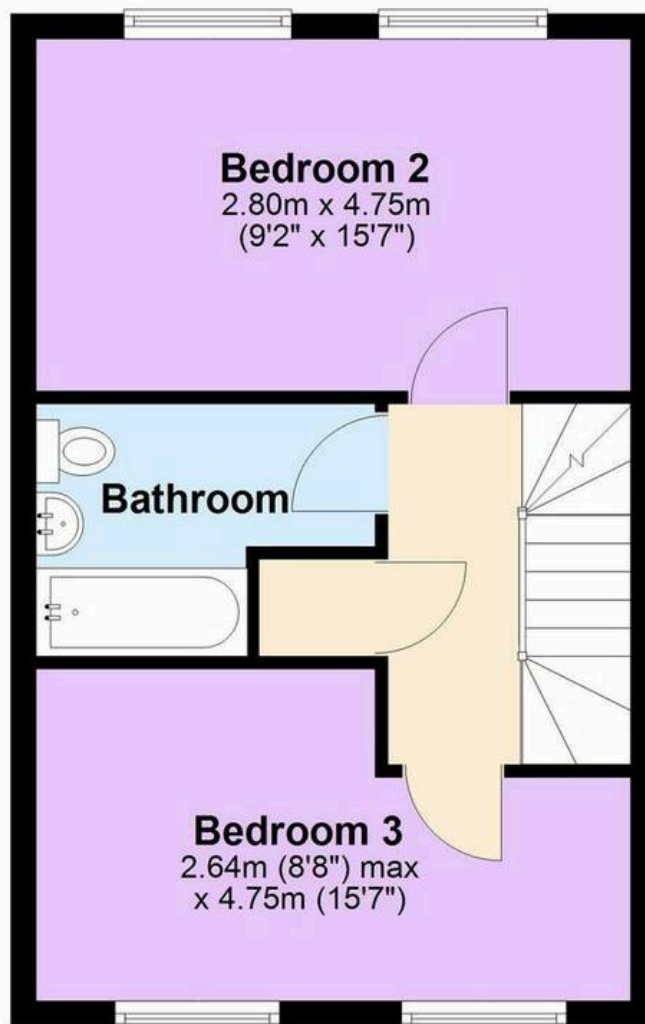
## Ground Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



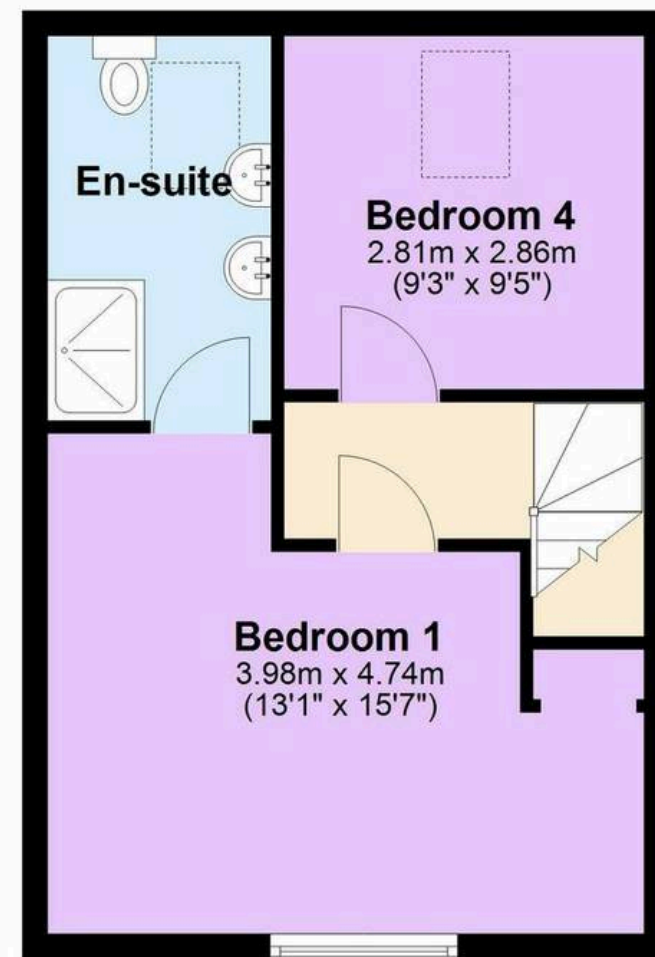
## First Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



## Second Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



Total area: approx. 105.9 sq. metres (1140.2 sq. feet)







## Natalie Christopher Estate Agents

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