



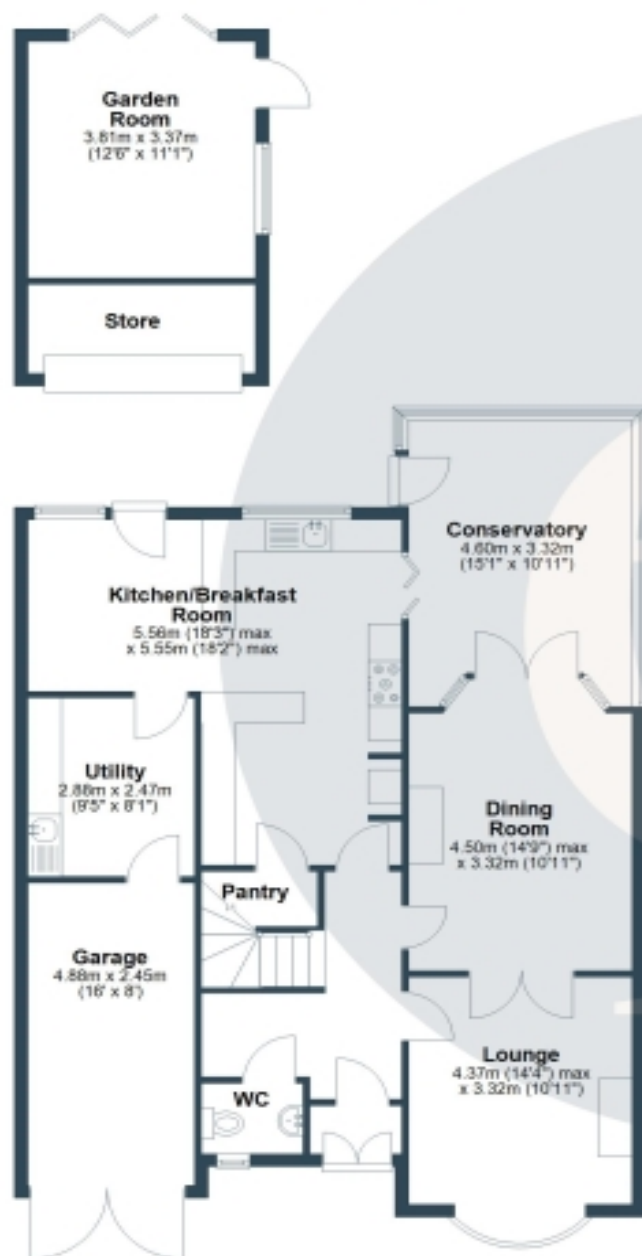
Dale Avenue, , Stratford-upon-Avon, CV37 7EN

Offers In Excess Of £700,000



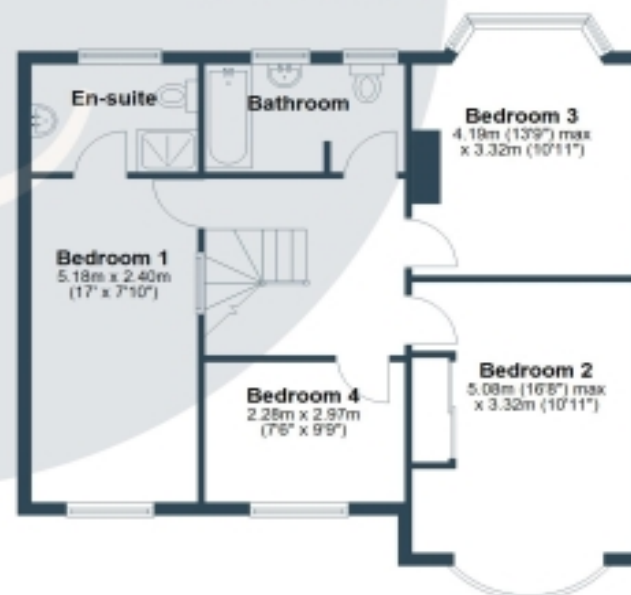
Ground Floor

Approx. 118.9 sq. metres (1280.3 sq. feet)



First Floor

Approx. 67.0 sq. metres (721.0 sq. feet)



Total area: approx. 185.9 sq. metres (2001.4 sq. feet)

A charming double-bay 1930s detached family home nestled on a highly regarded tree-lined road just South of the River Avon. Dale Avenue is one of the premier residential roads within Stratford-upon-Avon, due to its secluded nature whilst also being located within walking distance of the town centre.

Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. The town has a wide variety of shopping and leisure facilities with the closest grocery shop less than a third of a mile away. There are a great many quality restaurants, public houses, and dining pubs with excellent reputations all within walking distance. The area is well served by private and state schools, including The Croft Preparatory School, Alveston C of E Primary, Bridgetown Primary School, King Edward VI Grammar School for Boys, Stratford Grammar School for Girls and Stratford High School. Warwick and Leamington Spa are nearby and provide further facilities and schooling. The town enjoys easy access to motorway links and Stratford Parkway direct to London.

Perhaps the crowning jewel of this property is the thoughtful layout of the extended accommodation together with the mature private plot. The accommodation allows still further potential to improve and extend subject to the necessary pp making it a very exciting proposition for any lucky new owner.

Upon entering, you are greeted by a double-opening porch leading into a welcoming entrance hall with stairs rising to the first floor and parquet flooring that sets the tone for the rest of the home. The ground floor features a useful cloakroom, a spacious sitting room complete with an electric coal effect fireplace, and a large bay window flooding the room with natural light, creating an inviting ambiance. Flowing via double doors the sitting room leads to the dining or family room offering a more formal dining space or a family-friendly snug, perfect for relaxation and family gatherings. The rear of the property unveils a breakfast kitchen with fitted appliances, Granite Indian blue Pearl worksurfaces, hand made Winchester tiles, and plenty of windows to create stunning views over the garden. This has benefitted from being extended over the years and enjoys space for dining and entertaining including access to the garden for the summer BBQs. Positioned off the kitchen is a well-sized utility room allowing space for all your laundry needs and internal convenience of access to the garage. Completing the ground floor is the garden room with vaulted ceiling providing a tranquil space overlooking the mature garden, ideal for enjoying the picturesque outdoors from the indoors.

Upstairs the landing provides you with access to all rooms and the loft we are informed is boarded with a ladder. is a dual-aspect master bedroom benefitting from a range of fitted furniture including wardrobes, drawers, and a dressing table, complete with an en-suite shower room with Porcelain tiles for a contained suite. Off the landing, you will find a further three generously sized bedrooms and a family bathroom with a shower over the bath and heated towel rail.

Outside is the landscaped private garden surrounded by new fencing that has an abundant of shrubs, trees, and plants adding all-year colour. Mainly laid to lawn with a patio area ready for alfresco dining. Enclosed by fencing with side gated access. Within the garden is the original separate garage, which is ideal for anyone requiring a work-from-home space or hobby room with bifold doors to the garden.

To the front is access to the single garage and driveway easily allowing parking for 3 vehicles.

This property offers ample space both inside and out, along with potential for future enhancements, making it a perfect long-term investment for a growing family or someone looking for a home with character and room for development. Please call 01789 590988 for more details.









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