



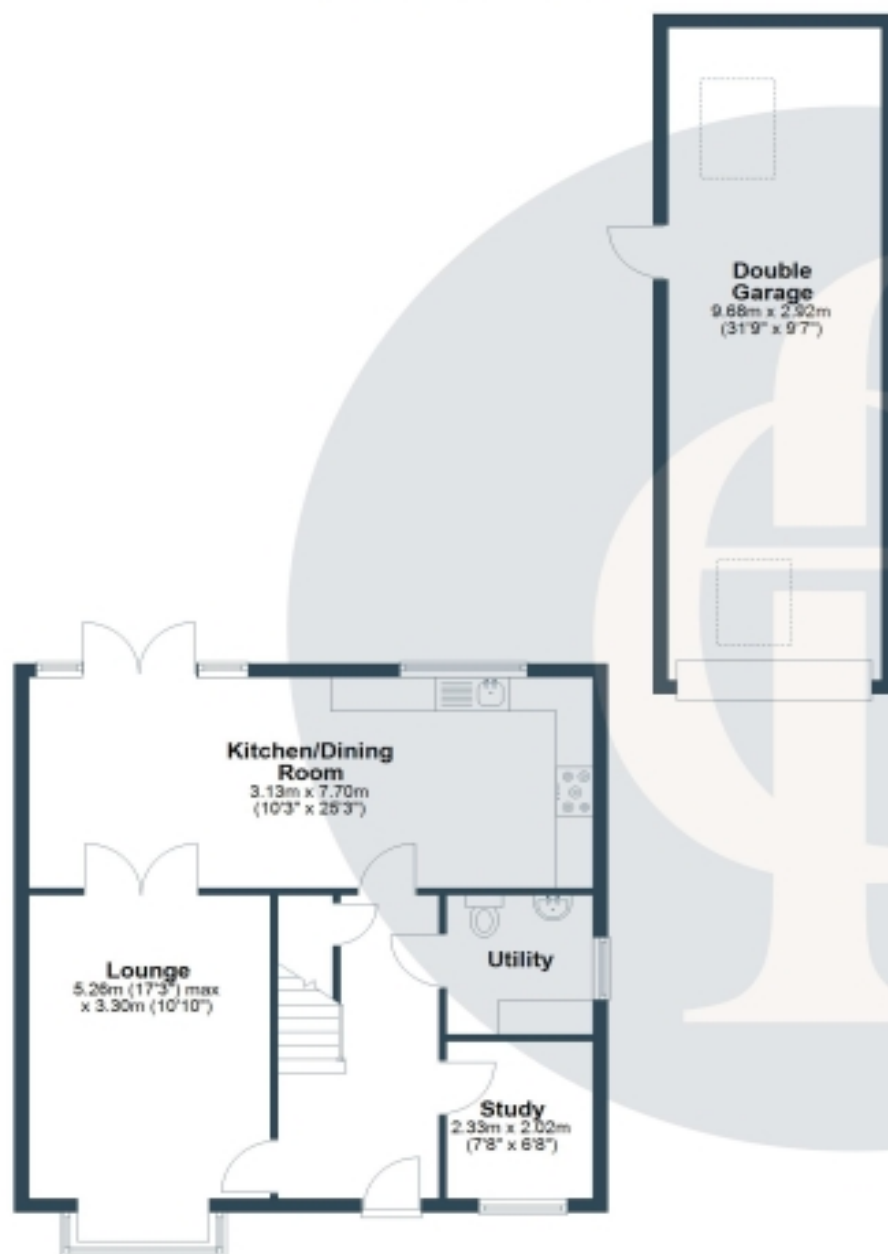
**Badgers Way, Bishopton, Stratford-Upon-Avon, CV37 0UJ**

**Offers In Excess Of £500,000**



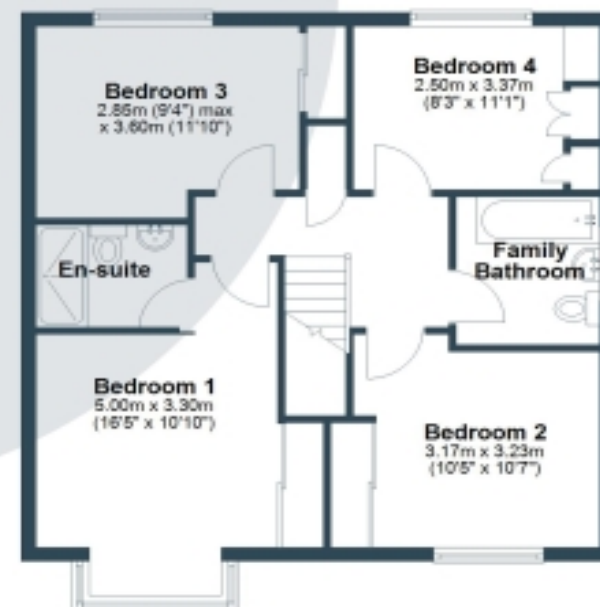
### Ground Floor

Approx. 88.4 sq. metres (951.1 sq. feet)



### First Floor

Approx. 61.5 sq. metres (661.8 sq. feet)



Total area: approx. 149.8 sq. metres (1612.9 sq. feet)

This is certainly not your standard modern family home..... a true turnkey property.

Positioned on a small highly regarded development on the North edge of Stratford, ideal for any buyer who needs to jump on a train to Birmingham and London or have easy access to motorway links.

Although the property was built in 2015 by Bovis Homes, it has now been transformed over the past three years by the current owners have upgraded this family home to include, new stylish flooring to the majority of the home, air conditioning to two of the bedrooms upstairs, replacement solid internal timber doors throughout, contemporary décor and panelling to some rooms including a media wall, elevating the presentation and finish. We must not forget the open aspect to the front over a residents green and the very private garden laid to artificial lawn and allows access to the large tandem garage and driveway.

Once through the front door of number 4 there is nothing not to love as everything has been thought of, all you need to do is move in, unpack, and order your takeaway!

The thoughtfully laid out double bayed accommodation is arranged over two floors with airy, light generous rooms throughout ideal for any couple who like lots of space for visitors and entertaining or a family who want easy access to schools, transport and the town centre.

On entering the spacious hallway you will find ample storage and access to your sitting room with bay window, Karndean flooring and as mentioned media wall ready for your flatscreen television to press play on Netflix. The sitting room seamlessly flows to the family breakfast kitchen with fully integrated appliances, Granite worksurfaces, newly tiled floor and French doors to the private patio and garden. Furthermore is your study, playroom, snug, whatever you need to be second reception room! The ground floor is completed with a downstairs cloakroom.

Upstairs is the master bedroom with recently fitted en-suite with raindrop shower and tiled floor to ceiling. There are three further good size bedrooms for the kids and a family bathroom.

Outside is the ease of maintenance private garden with side gated access to the driveway and a pedestrian door to the tandem garage that offers two Velux windows, just tempting you to maybe convert to a gym or even a business that you would like to run from home with a separate client access. The driveway offers parking for two cars. Viewing is a must to appreciate this beautiful home.

Stratford-Upon-Avon is well sought-after and is served by a wide range of local shops and amenities, well regarded schooling, and excellent transport links to include regular bus routes, the train station is a walk away, whilst also being within good proximity to the A46, M40 and M42 motorways.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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