



Otters Holt, Goldicote, Stratford-Upon-Avon, CV37 0UN

Offers In Excess Of £400,000

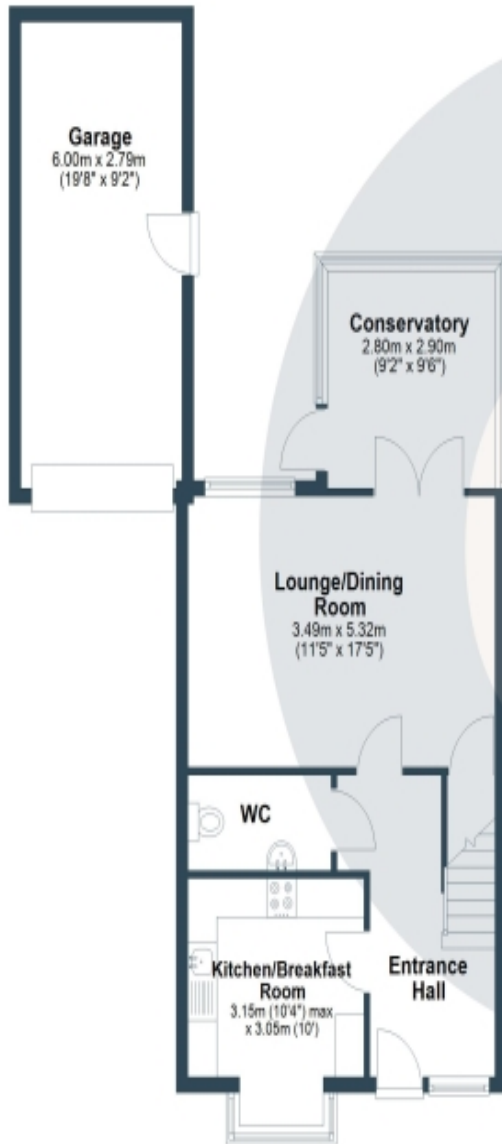






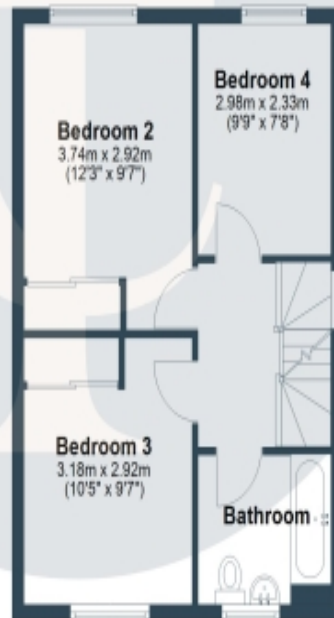
## Ground Floor

Approx. 64.8 sq. metres (697.9 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)




## Second Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 141.9 sq. metres (1527.4 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		89
69-80 <b>C</b>	79	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

A versatile modern four-bedroom detached family home built in 2015 by Bovis Homes positioned within a highly sought-after small development allowing ideal access for motorway links and Stratford Parkway. This is a fabulous property with generous, light rooms throughout, what makes this home special is it is ideal for a family who may have older teenagers or a mature relative living with them who want to live together but at the same time have their independence. The top two floors in particular offer the space a family needs to not feel they are on top of each other. Positioned on a corner plot, on a small private development situated on the North edge of the town centre offering ease to the new buyer if they need to jump on the train to London or need easy motorway access for work commuting. The best of both worlds, living in a highly regarded town but also easy access to get out of the town for travel!

Once through the front door, you feel right at home in the generous welcoming hallway allowing access to the living spaces. The breakfast kitchen enjoys a range of modern units with all your fitted appliances. A bay window offers extra space together with a little charm, ideal for a small table. At the rear of the property is a sitting room large enough for relaxing and dining however there are French doors leading to the conservatory ideal for a dining table. The conservatory offers access to the private ease of maintenance garden, extending the accommodation outside. Completing the ground floor is the generous cloakroom.

To the first floor are three good-sized bedrooms, two of which are both generous doubles and the third by no means is a box room. For use of the bedrooms to the first floor is a modern bathroom with a shower over the bath. The top floor definitely offers the "wow " factor devoted to a master suite with a large dual aspect, light bedroom with fitted wardrobes, and an en-suite shower room.

Outside is a slate and patio garden ready for a BBQ in the sun or a morning coffee. Enclosed by fencing with side gated access and a pedestrian door to the garage and driveway for two cars. 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.

Viewing is an absolute must to appreciate the presentation and size.

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.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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