



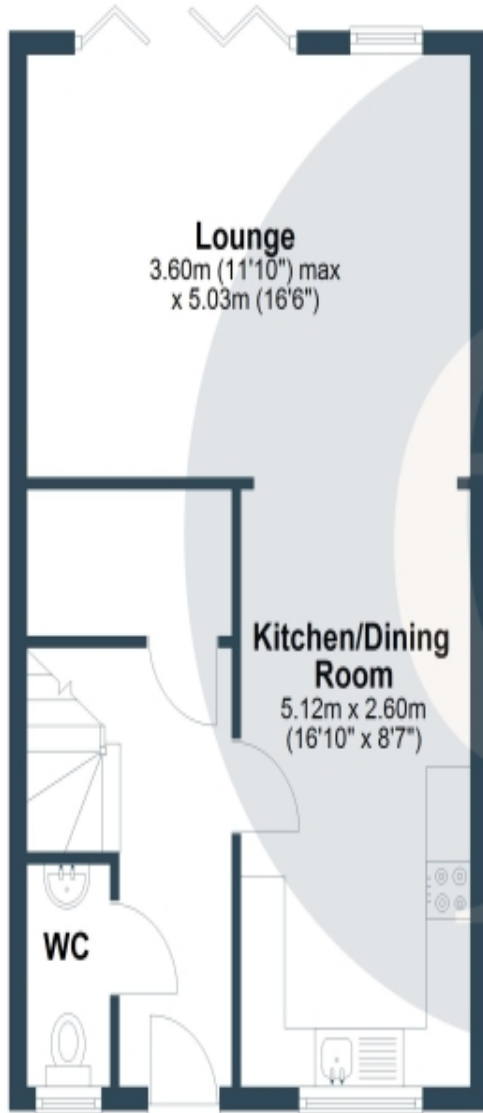
Blackberry Lane, , Stratford-Upon-Avon, CV37 7FH

Offers In Excess Of £425,000



Ground Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



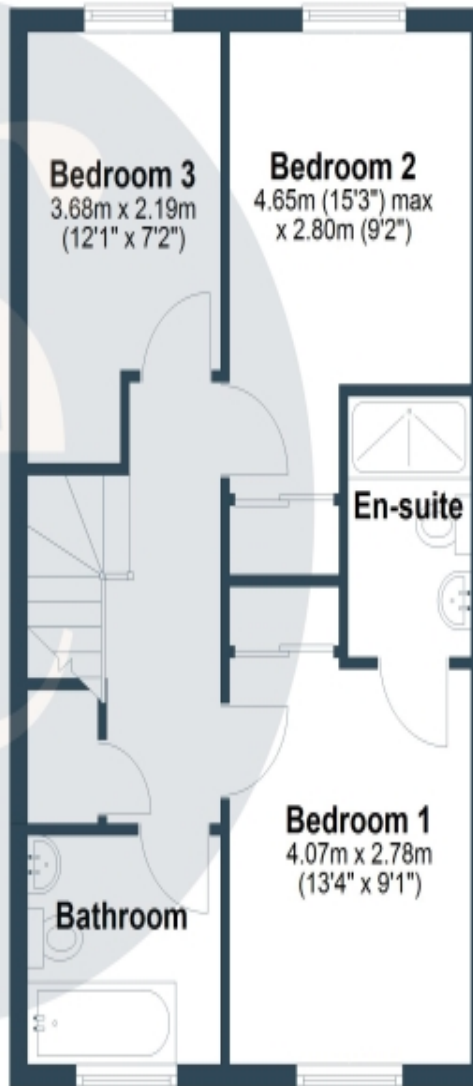
Lounge
3.60m (11'10") max
x 5.03m (16'6")

Kitchen/Dining Room
5.12m x 2.60m
(16'10" x 8'7")

WC

First Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



Bedroom 3
3.68m x 2.19m
(12'1" x 7'2")


Bedroom 2
4.65m (15'3") max
x 2.80m (9'2")

En-suite

Bathroom

Bedroom 1
4.07m x 2.78m
(13'4" x 9'1")

Total area: approx. 88.6 sq. metres (953.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		94
81-91	B	83	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

A three-bedroom modern home built by Spitfire Bespoke Homes in 2022 to their well-known high-specification, including Villeroy & Boch sanitary ware, Porcelanosa tiles, and famous meticulous attention to detail. Presented to a stunning standard throughout by the current owners, with style at the forefront of the mind from room to room.

The house is nestled on the highly regarded Consilio development, South of the River Avon, just a short walk to the town centre. Consilio is conveniently situated on the rural edge of Stratford upon Avon and features properties set on wide tree-lined roads. Thoughtfully designed and constructed to a contemporary feel with striking features including extensive use of glazing. Number 10 is no different with its superior design, open plan living that is light-filled and airy, not forgetting its enviable open aspect to the front over a green, small park and open fields.

The accommodation is arranged over two floors and is a true turn-key home ready for the new lucky owner to move straight in, unpack, order a takeaway, and choose the bottle to celebrate with.

On entering the welcoming hallway, you immediately feel right at home, and you can see the care and attention that has been given to each little detail. The hallway benefits from built-in storage draws for all the shoes and boots! This leads to the large L-shaped open-plan living, ground floor cloakroom, and stairs rising to the first floor. The ground-floor open-plan living offers ample space for cooking, entertaining, dining, and relaxing. The kitchen area is located at the front of the property and has integrated appliances including an induction hob, oven, microwave oven, fridge freezer, washing machine, and dishwasher. There is a range of matching units with quartz work surfaces and matching splashbacks. This seamlessly leads to the dining and seating area at the rear of the property with beautiful bifold doors opening to the garden bringing the outside, inside! All of the downstairs benefits from underfloor heating, an excuse to take your shoes off!

Upstairs is a stylish master bedroom with Spitfire's signature full-length windows to the front, built-in wardrobes, and a luxurious en-suite with a walk-in shower and raindrop shower. There are two further bedrooms, one also with built-in wardrobes, and an immaculate three-piece white suite with a shower over the bath. (Both bathrooms benefit from fitted cabinets).

The manicured well-stocked enclosed garden completes the property and does not disappoint. It features a large patio, and is laid to lawn with colourful planted raised beds. Side gated access to the driveway allows parking for two cars.

Viewing is an absolute must to appreciate the presentation and position of this beautiful home.

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.

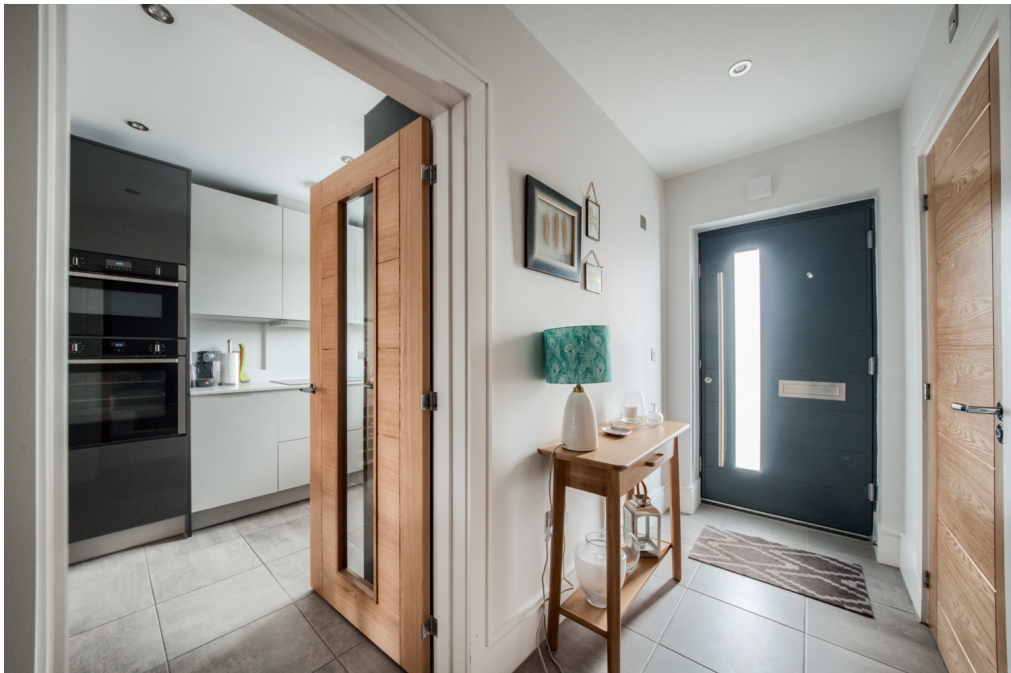
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Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF

www.emmafranklinstateagents.co.uk