



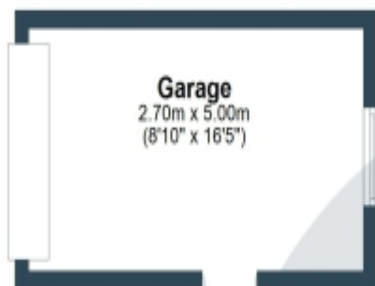
Sevincott Close, , Stratford-upon-Avon, CV37 9JX

Guide Price £425,000



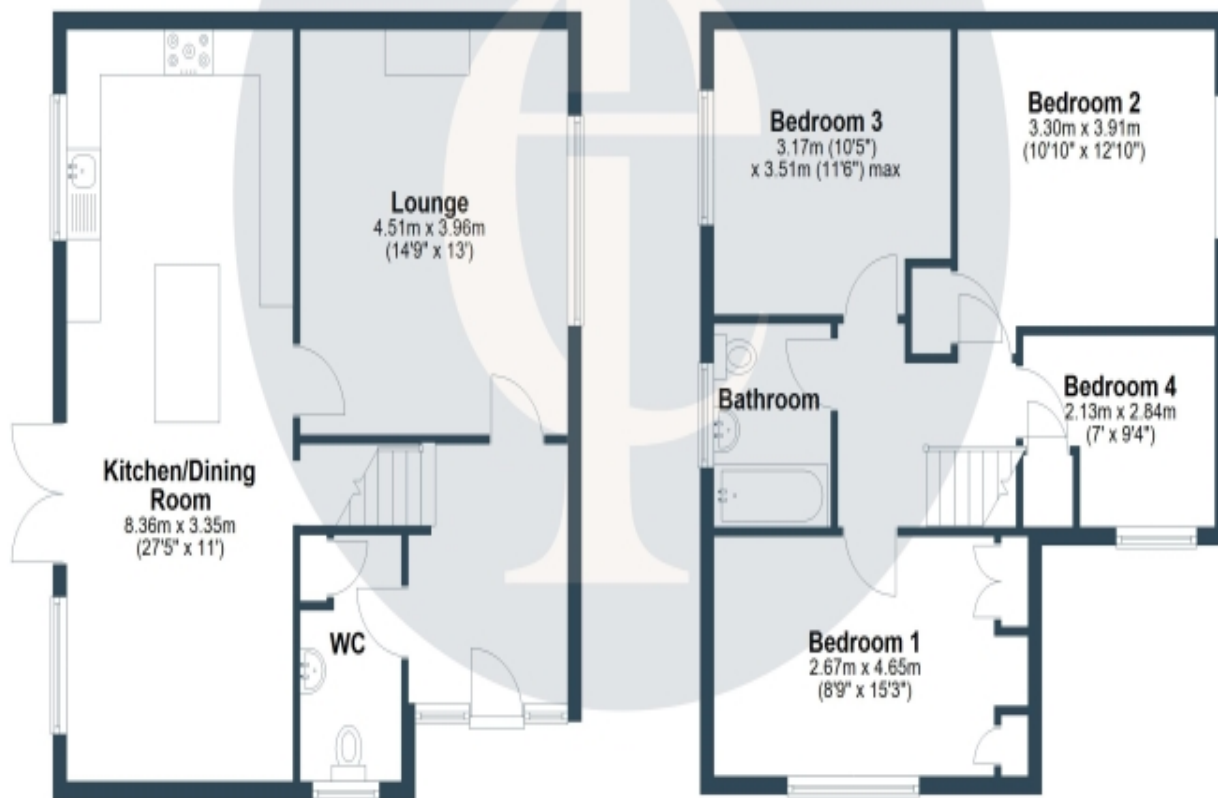
Ground Floor

Approx. 73.3 sq. metres (789.4 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 127.6 sq. metres (1373.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

A handsome four-bedroom detached family home that has been creatively adapted and extended to offer a spacious space for any new lucky owner. The current owners have updated and modernised throughout, including new windows and a fitted gas boiler just 3-4 years ago.

There is a lot to love about number 3 Sevincott Close, starting with its modern, stylish breakfast kitchen with French doors opening to the garden, followed by the corner plot with its wrap-around garden and quiet position within a small cul-de-sac.

Situated on the North edge of the town, just off Bishopton Lane, thus allowing easy access to all motorway links and a convenient spot for all commuters needing the Stratford Parkway trainline. Boxes ticked!

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.

The accommodation is light and airy, and must be viewed to appreciate the size and presentation on offer. Did we mention there is no onward chain making this home even more accessible to purchase?

On entering the spacious, newly decorated hallway, you will find plenty of space for coats and boots, and furthermore, access to the ground floor cloakroom, large enough to house your washing machine.

The sitting room is situated at the front of the property and enjoys a large window overlooking the private, enclosed front garden. The focal point of this room is the log burner, adding a spot of character to the property. For those winter cosy nights in front of the glowing amber flames, with a takeaway and a good film!

Across the full width of the property is the extended breakfast family kitchen, with a large central island offering ample space for relaxing, dining, and entertaining. The kitchen provides integrated appliances including an electric eye level double oven, induction hob, dishwasher, and fridge freezer. The French doors offer ideal access to the enclosed garden, ready for the summer evenings with the BBQ and a glass!

Upstairs are four good-proportioned bedrooms and a modern family bathroom with a shower over the bath and a heated towel rail.

The garden enjoys a patio area leading directly from the breakfast kitchen. The rest of the garden is laid out to a lawn, with colourful planted borders, hedging, and trees. A timber summerhouse offers a sanctuary to shelter from a short shower or stargazing on a slightly chillier evening.

There is direct access from the garden to the garage and further side access to the equally private, enclosed by hedging front garden.

The garage offers a remote roller door, and the driveway offers parking for two cars and includes an EV charger. There is also a fenced paved area, ideal for a shed or storage of the bins, but could easily be incorporated into creating a larger driveway for visitors and guests.

We recommend viewing sooner rather than later, pop a call to arrange your dedicated viewing appointment on 01789 590988.

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.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.









Tel: 01789 590 988

Mob: 07947112186

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

www.emmafranklinstateagents.co.uk