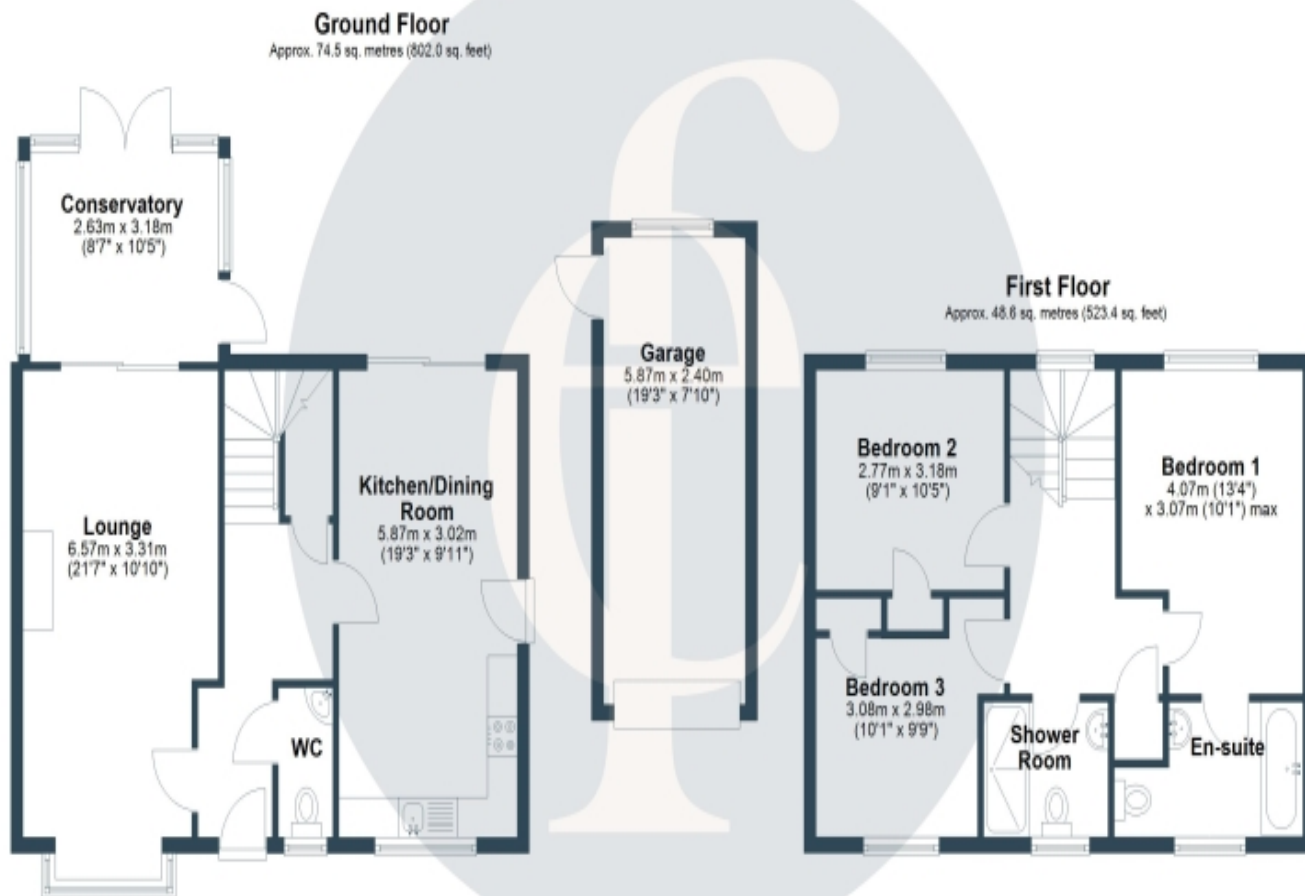




**Bridgetown Road, , Stratford-upon-Avon, CV37 7JA**

**Offers In Excess Of £550,000**





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

A truly stunning three double bedroom detached home, situated a premium position on the highly popular Bridgetown Road, South of the River Avon, a short stroll to the town centre. The property has been thoughtfully adapted, from previously being a four-bedroom home to now a three double-bedroom home, but with the addition of an en suite bathroom. Number 32 is presented to a high standard throughout and has been lovingly maintained and presented by the current owner. What we love about the property is its very light and airy accommodation that enjoys a dual aspect, together with its private south-facing garden and a sizable corner plot so close to the town centre.

Bridgetown Road is a popular residential road in Stratford-upon-Avon, just 0.75 miles from the town centre and within easy walking distance of local schools, shops and local amenities. Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company.

The area is well served by schools, including Bridgetown Primary School (within easy walking distance), The Croft Prep School, King Edward Grammar School for Boys, Shottery Grammar School for Girls, and Stratford High School.

Once arriving at the property, you can enter into the welcoming modern hallway, setting the tone for the rest of the home and offering ample space, access to the accommodation, and the first floor. Ideally located is the ground floor cloakroom with a low-level w.c. and wash hand basin set into a vanity unit.

Positioned to the left of the hallway is the spacious dual-aspect sitting room with a character adding bay window and fitted stylish shutters. This room seamlessly flows into the conservatory via patio doors that allow open views over the colourful mature gardens. The conservatory allows access via two independent French doors into the sunny garden.

To the right of the hallway is the high-specification dining kitchen with matching wall and base units including Granite work-surface, space for all your appliances, and dual aspect via a double-glazed window overlooking the front aspect and French doors opening onto the rear garden, ideal for when dining alfresco in the Summer evenings. There is also a further convenience of access via a door to the covered side access and garage. The kitchen offers ample space for dining and cooking, allowing socialising with family and guests to be easy!

Upstairs is a spacious landing offering a linen cupboard and access to the loft via a ladder that we are informed is part boarded.

As mentioned, the upstairs has been cleverly adapted to create a master suite with a family bathroom, creating a sanctuary for the adults! The en-suite enjoys a luxurious three-piece suite via a low-level w.c, wash hand basin set into a vanity unit, and bath with a shower over.

The other two double bedrooms both boast fitted cupboards and blackout blinds fitted to the windows.

The first floor is completed with a boutique-style shower room, offering a large walk-in shower with Raindrop and hand-held shower, vanity unit to the wash hand basin and heated towel rail. Being fully tiled from floor to ceiling adds to the style and high-end finish.

The outside does not disappoint and continues the internal charm to the outside. The rear South-facing landscaped garden is thoughtfully laid out with colourful planted shrubs, trees, and plants. The garden is enclosed by fencing and hedging and creates a beautiful haven for any new owner. Side access is provided from the garden to the front driveway and garage.

The driveway offers parking for two cars and access to the single garage via a remote up-and-over door. There is a pedestrian door from the garage to the garden for further added convenience.

Viewing is an absolute must to appreciate the charm, position, and generously proportioned accommodation that is on offer.

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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