



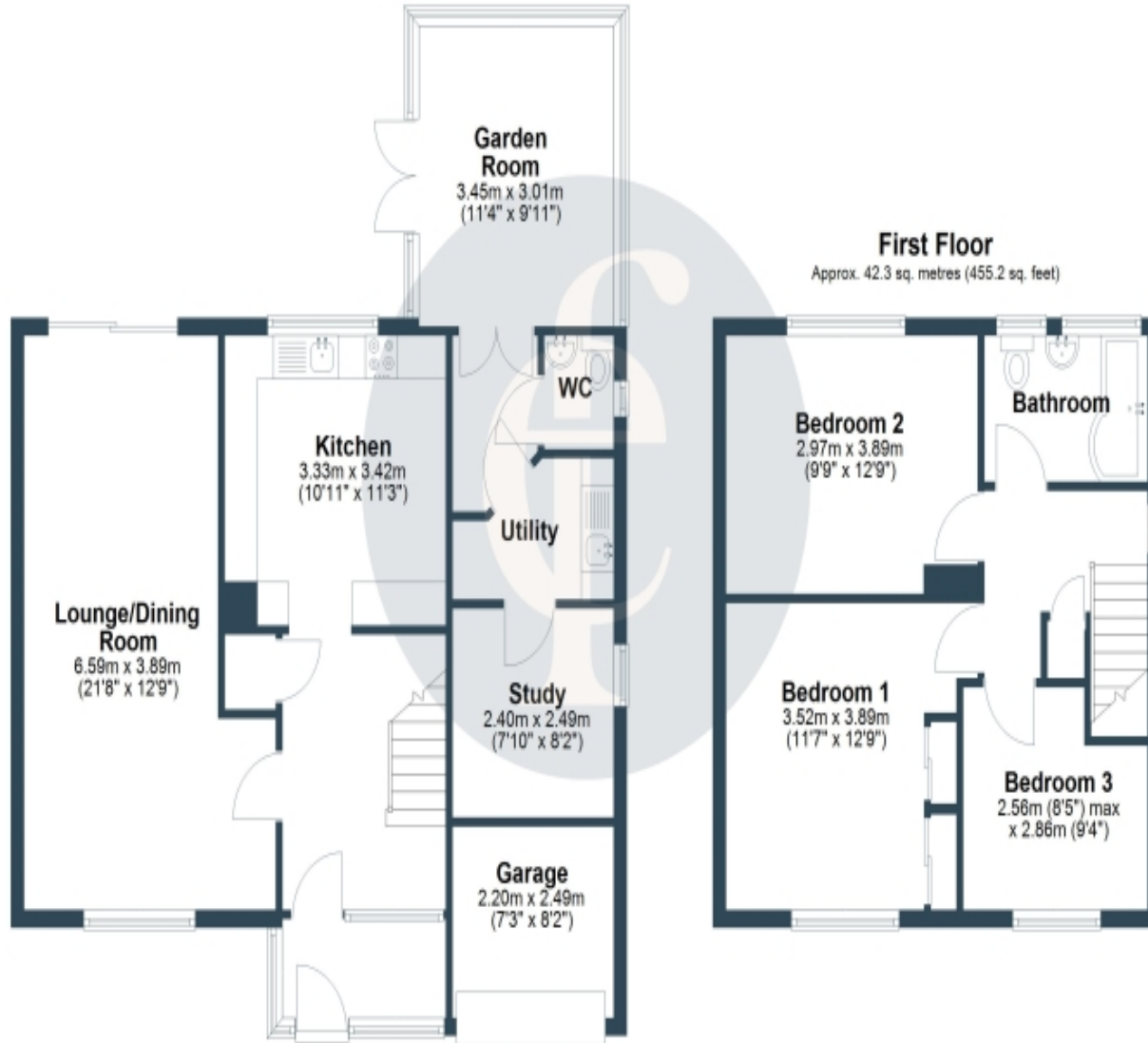
Cherry Orchard, , Stratford-upon-Avon, CV37 9AP

Guide Price £400,000



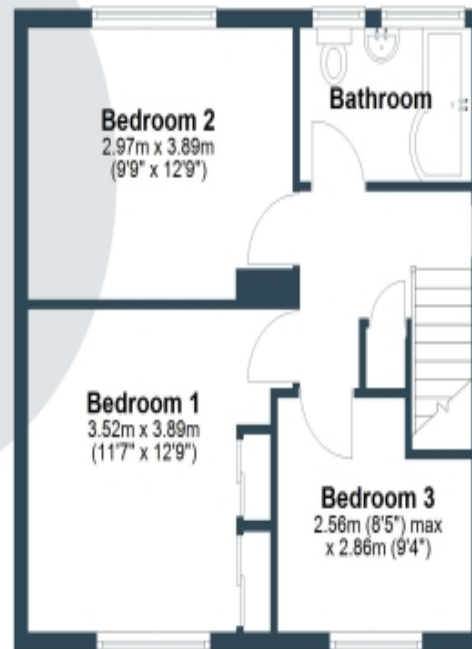
Ground Floor

Approx. 76.9 sq. metres (827.8 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 119.2 sq. metres (1283.0 sq. feet)

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

A much improved and extended three-bedroom family home. Located just off the Evesham Road, within a 10-minute walk of the town centre, Greenway and local, highly regarded primary and secondary schools.

The current owners have evidently loved their family home and updated it over the past 4 years to include a new stylish kitchen, and an extended driveway providing parking for 3-4 vehicles, to name but a few. The accommodation is presented to a high standard with neutral tones, contemporary decor, and is drenched with natural sunlight via the large double-glazed windows. We believe number 69 blends the convenience of location together with the comfort of the generous space and enclosed garden.

What a great choice for growing families or even someone looking for a downsize to an enviable location. This really is a gem of a home.

The accommodation welcomes you through the practical porch leading to the spacious hallway offering space for boots, shoes, and coats via a cloak cupboard and stairs leading to the first floor.

We absolutely love the spacious dual aspect sitting through the dining room, offering ample space for relaxing in front of the TV and a dining space for a large table. We think the added benefit of an updated spin on a serving hatch through to the kitchen is ideal for a busy household. The main focal point of this room is the electric fire with a decorative surround, and keeping the style is the parquet flooring throughout. Access to the garden is via patio doors for when the dining spills out to the BBQ!

The kitchen enjoys views over the landscaped garden. Offering a range of neutral coloured matching wall and base units with Quartz worktops. Integrated is the electric induction hob, double oven, fridge freezer. The added bonus here is the separate utility space for all your washing appliances and the discreet place for the boiler to be housed, not forgetting the cloakroom/w.c. Positioned off the utility is a room ideally used as a WFH space, converted from what was originally the garage.

Completing the ground floor is the garden room with underfloor heating, ideal as a dining space or play room with French doors opening onto the garden.

Upstairs are three bedrooms, two being of a large double and the third a single child's bedroom. The bathroom has a white suite including a "P" shaped bath with a shower over, a vanity unit to a wash hand basin, and a heated towel rail.

Outside is a garden mainly laid to lawn, with a porcelain-paved patio ready for the summer evenings and dining alfresco. Enclosed by fencing with a side-gated access. There is a useful outside tap and even more useful garden shed! As mentioned, there is a tarmac driveway to the front offering parking for 3-4 vehicles, even a camper van!

We recommend viewing sooner rather than later.

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.

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