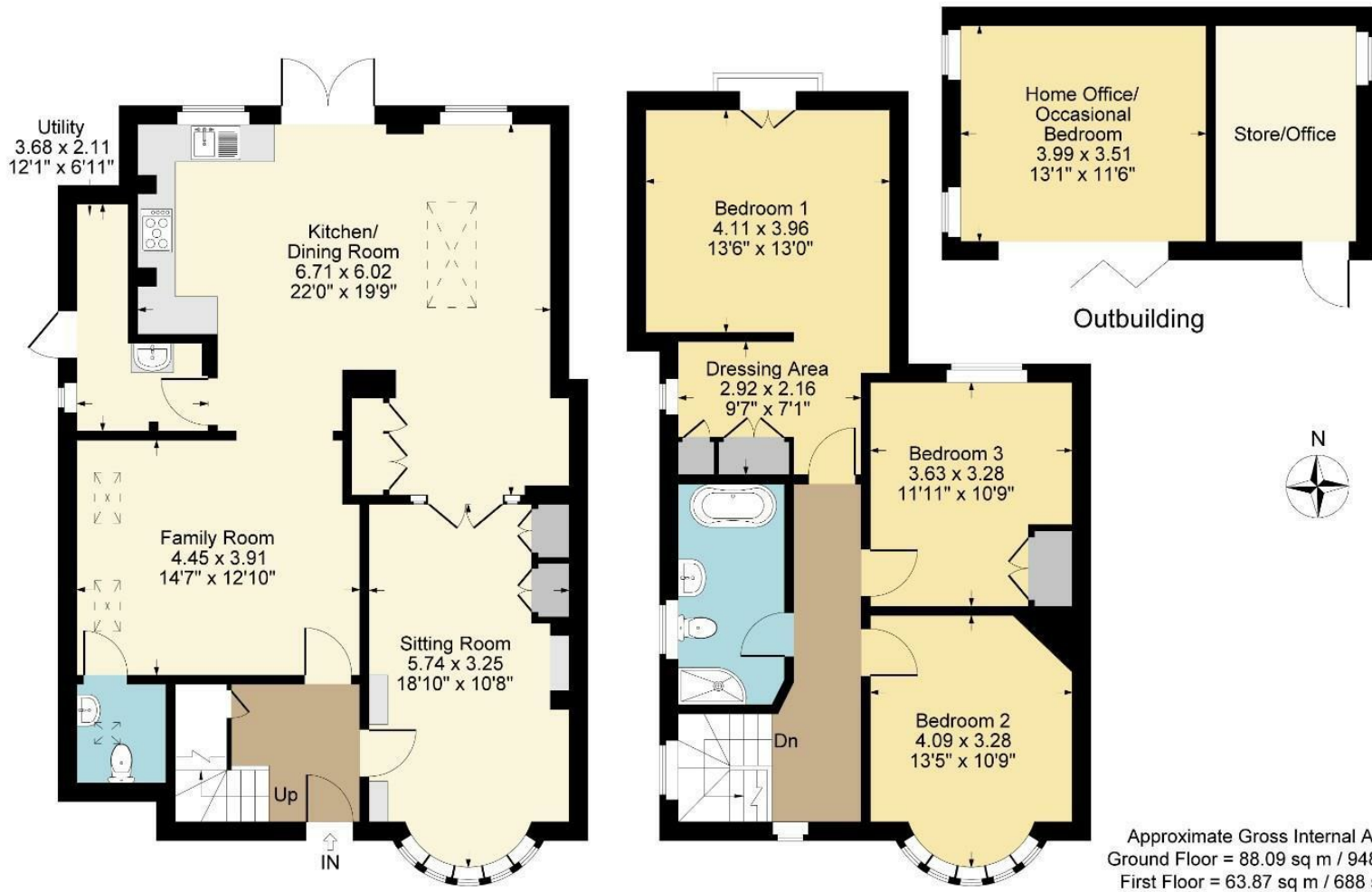


Peter Clarke



36 Orchard Way, Stratford-upon-Avon, Warwickshire, CV37 9QE



Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 88.09 sq m / 948 sq ft
 First Floor = 63.87 sq m / 688 sq ft
 Outbuilding = 22.52 sq m / 242 sq ft
 Total Area = 174.48 sq m / 1878 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Substantially extended, beautifully presented and upgraded
- Approx. 1,878 sq.ft.
- Outstanding kitchen/family room and two further large reception rooms
- Very attractive garden with two terraces
- Superb home office/occasional bedroom
- Three large double bedrooms and luxury bathroom
- Parking to front



Guide Price £675,000

A substantially extended semi-detached traditional style property situated in a very sought after position within close walking distance of the town centre providing 1,878 sq.ft of accommodation. Thoughtfully altered to provide an outstanding kitchen/family room, two further large reception rooms, utility and cloakroom. Three double first floor bedrooms, main with dressing room, luxury bathroom. Parking to front and very attractive good sized gardens with superb home office/occasional bedroom.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with decorative tiled floor.

SITTING ROOM

with bay window to front with window shutters, fireplace housing coal effect gas fire. Handmade fitted cupboards and bookshelves. Double doors to

STUDY/PLAY AREA

with fitted cupboards. Opening to

SUPERB KITCHEN/FAMILY ROOM

with French doors and views of the garden, oak floor, atrium, downlighters, ceramic one and a half bowl sink with taps over and cupboards beneath, further cupboards and granite work surfaces, central island with cupboards and granite work surfaces, space for range oven, full length window with view to garden.

UTILITY ROOM

with fitted shelving, space and plumbing for

washing machine, tiled floor, Worcester gas heating boiler.

SECOND SITTING ROOM

with oak floor, three remotely opened roof windows, downlighters.

CLOAKROOM

with wc, wash basin with cupboards below, tiled splashbacks, decorative tiled floor, remotely opened roof window.

FIRST FLOOR LANDING

access to roof space with fold down ladder, fitted book shelving, window shutter.

MAIN BEDROOM

double doors to Juliet balcony with railings, vaulted ceiling, dressing area with fitted wardrobes, downlighters.

BEDROOM TWO

bay window to front with window shutters.

BEDROOM THREE

fitted wardrobes.







LUXURY BATHROOM

double ended bath with central taps, wash basin and wc, large shower cubicle with rainfall shower head and shower attachment. Decorative tiled floor, downlighters, heated towel rail, wall mirror.

OUTSIDE

There is stone gravelled parking with wall, olive tree, hedge and gated access to side leading to

REAR GARDEN

with decked seating area, raised timber edged borders with planting, lawn, apple trees, further raised beds. Second south facing patio with access to

HOME OFFICE/OCCASIONAL BEDROOM

with bi-fold doors to front, insulated with power and light, wood effect floor.

FURTHER STORE

which could be used as a second office, with power and light, wood effect floor, window to side.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke



Multi-award winning offices
serving South Warwickshire & North Cotswolds

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