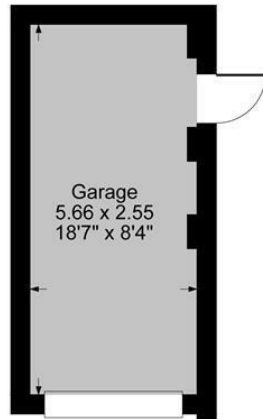


Peter Clarke



6 Burns Close, Stratford-upon-Avon, CV37 7LU

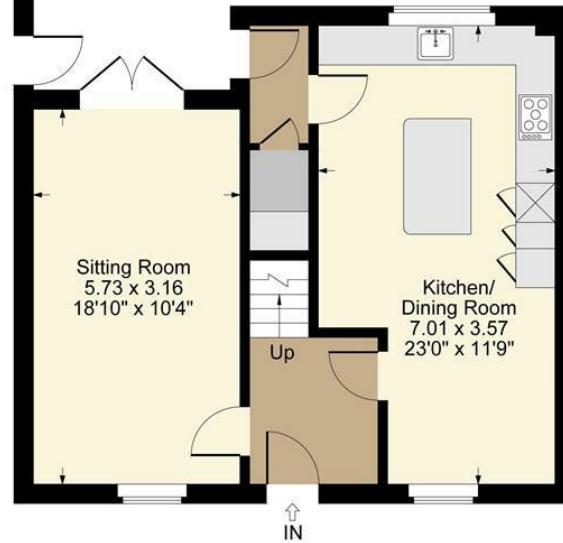
6 Burns Close, Stratford-Upon-Avon



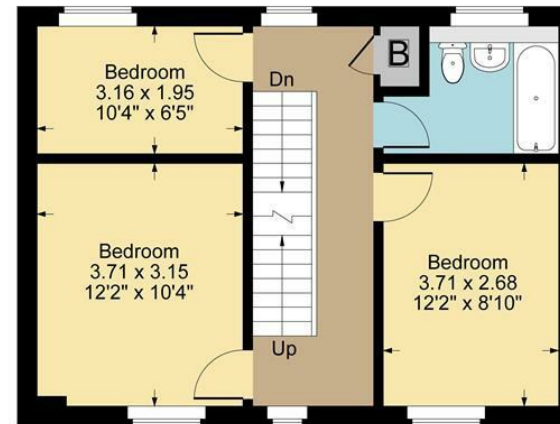
Approximate Gross Internal Area  
 Ground Floor = 51.70 sq m / 557 sq ft  
 First Floor = 46.36 sq m / 499 sq ft  
 Second Floor = 43.38 sq m / 467 sq ft  
 Garage = 14.43 sq m / 155 sq ft  
 Total Area = 155.87 sq m / 1678 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Second Floor



Ground Floor



First Floor



- Quiet cul de sac position, south of the river
- Very well presented and upgraded
- Superb kitchen/dining room with island
- Sitting room with dual aspect
- Three first floor bedrooms and bathroom
- Second floor main bedroom suite with dressing area and en suite
- Parking, garage and rear garden



Offers Over £550,000

An immaculately presented and upgraded four bedroom, three storey detached residence providing approx 1,523 sq.ft. accommodation, and located in a quiet cul de sac position south of the river. Sitting room with dual aspect, superb refitted kitchen/dining room with island unit, three first floor bedrooms and bathroom, large main bedroom suite with dressing area and en suite. Parking and garage, and gardens.

#### ACCOMMODATION

A front door leads to

#### ENTRANCE HALL

with tiled floor.

#### SITTING ROOM

with dual aspect, French doors to rear, wood effect floor.

#### QUALITY REFITTED KITCHEN/DINING ROOM

with dual aspect, ceramic sink, fitted dual tone cupboards with quartz work top, Rangemaster oven with five burner hob and filter hood over, pull out larder cupboard, built in fridge freezer and dishwasher, central island unit with quartz work top, pan drawers, large breakfast bar, tiled floor, downlighters.

#### REAR HALL

#### UTILITY ROOM

with space and plumbing for washing machine.

#### FIRST FLOOR LANDING

with airing cupboard.

#### BEDROOM TWO

#### BEDROOM THREE

#### BEDROOM FOUR

#### BATHROOM

with wc, wash basin and bath with shower screen and shower attachment, rainfall shower head, tiled floor.

#### SECOND FLOOR LANDING

#### MAIN BEDROOM SUITE

with an excellent range of fitted cupboards and wardrobes, three roof windows, access to roof space.

#### REFITTED EN SUITE BATHROOM

with wc, wash basin with drawer below and bath, shower screen with soakaway, tiled floor, shower attachment and rainfall shower head, chrome heated towel rail.

#### OUTSIDE

There is a stone gravelled foregarden with hedge and tarmacadamed off road parking.

#### SINGLE GARAGE

with up and over door to front, of brick and pitched tiled roof construction, with pedestrian door to rear.

#### REAR GARDEN

with patio, lawn, enclosed by wood fencing and wall, with gated access 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 F.

**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.





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serving South Warwickshire & North Cotswolds

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Peter Clarke

