

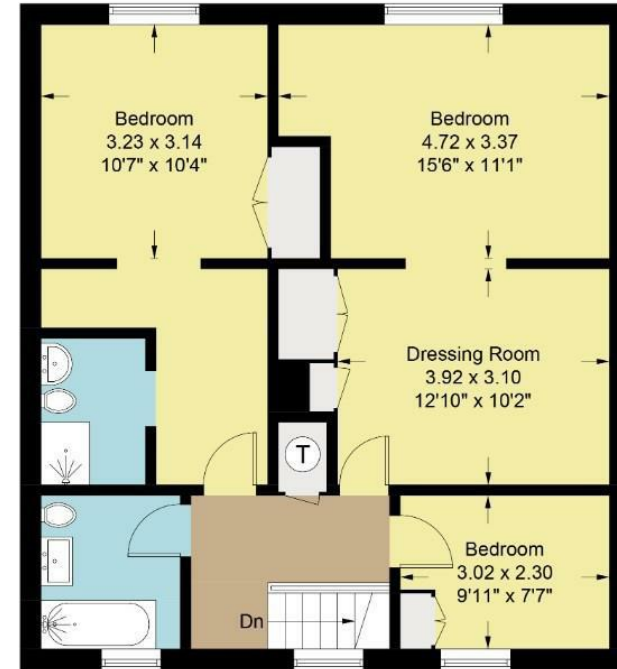
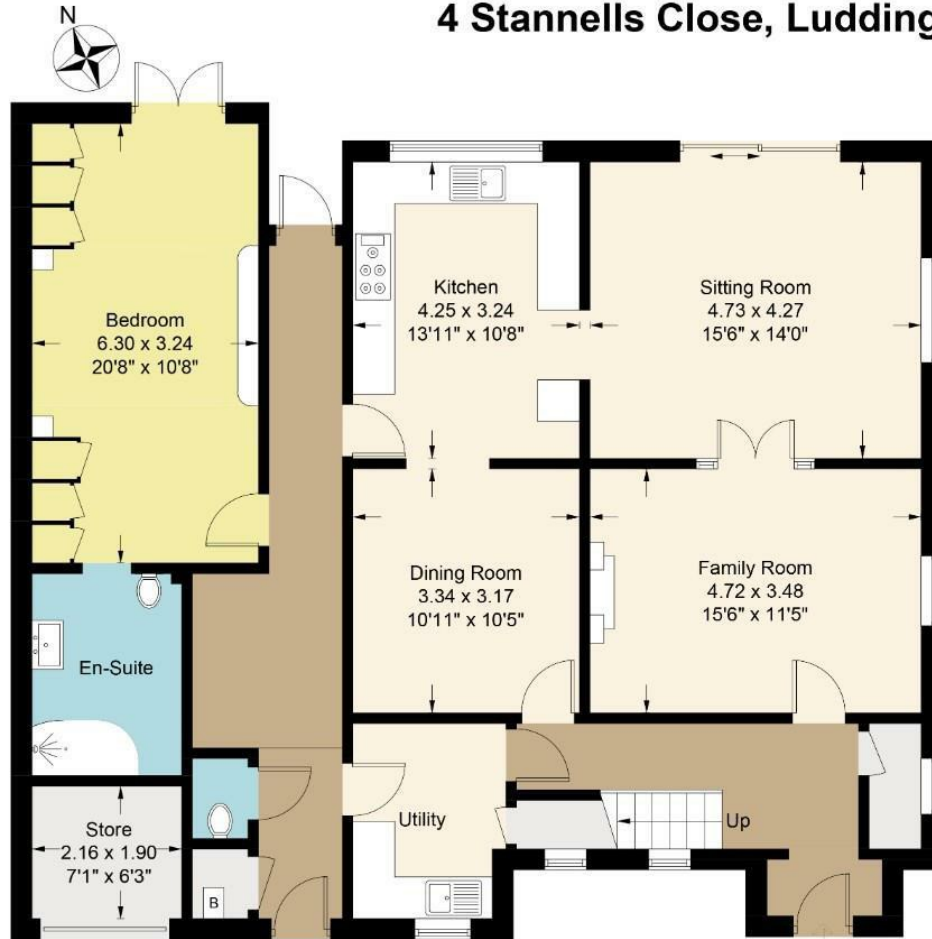
Peter Clarke



4 Stannells Close, Stratford-upon-Avon, CV37 9SA



## 4 Stannells Close, Luddington , CV37 9SA



**Ground Floor**

IN

**First Floor**

Approximate Gross Internal Area = 203.1 sq m / 2186 sq ft

Store = 4.1 sq m / 44 sq ft

Total = 207.2 sq m / 2230 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



- Open views over Stratford Racecourse
- Three tiered garden
- Link-detached property in a cul de sac location
- Ground floor bedroom with en suite
- Garage and driveway



Offers Over £650,000

Offering far reaching views over Stratford Racecourse and in a cul de sac location is this extended, four bedroom link-detached home offering flexible living accommodation to suit a variety of modern day family living, including a ground floor bedroom with en suite.

## ACCOMMODATION

### ENTRANCE HALL

cloaks/storage cupboard.

### FAMILY ROOM

with open fire, decorative surround and mantle over.

### SITTING ROOM

tiled floor and doors to garden.

### DINING ROOM

### KITCHEN

matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit. Rangemaster with five ring gas hob and overhead extractor, space for fridge freezer and dishwasher. Opening through to dining room.

### SIDE HALL

offers access to

### GROUND FLOOR BEDROOM

having a range of fitted furniture including wardrobes, overhead storage, bedside table and dressing table. Door to patio. Loft access (partially boarded).

### EN SUITE

comprising bath with shower over, wc and pedestal wash hand basin.

### UTILITY ROOM

matching base units and incorporating stainless steel sink and drainer unit, space for washing machine and door to pantry.

### DOWNSTAIRS WC

### COAL STORE

and door to front.

### FIRST FLOOR LANDING

loft access (not boarded). Storage cupboard housing hot water tank.

### MAIN BEDROOM

with built in wardrobes and enjoying views over the garden.

### EN SUITE

comprising shower cubicle, wc and pedestal wash hand basin, wall mounted heated towel rail.

### BEDROOM TWO

built in wardrobes and overlooking garden.













### **BEDROOM THREE**

built in wardrobes.

### **BATHROOM**

comprising panelled bath with shower over, wc and pedestal wash hand basin, wall mounted heated towel rail.

### **OUTSIDE**

A stunning three tier garden comprising a walled patio area off the property with steps leading down to a lawned garden with flower beds, enclosed by trellis fencing, and further steps lead down to a lawned garden with pebbled area to the side. At the bottom of the garden is a brook over which is a footbridge which joins the public footpath across the racecourse at the rear (official licence obtained from the racecourse). It should be noted the majority of the garden can also be accessed without the use of steps. Large shed. Gated side access to the front.

### **PARTIALLY CONVERTED GARAGE**

with up and over door and used as a store. Driveway to front.

### **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 central heating.

**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:** D. 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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