

Peter Clarke



9 Muntjac Drive, Stratford upon Avon, CV37 7FN

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Approximate Gross Internal Area
 Ground Floor = 55.82 sq m / 601 sq ft
 First Floor = 50.41 sq m / 543 sq ft
 Second Floor = 42.29 sq m / 455 sq ft
 Garage = 20.67 sq m / 223 sq ft
 Total Area = 169.19 sq m / 1822 sq ft

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



- Spitfire town house built in 2022
- Principal bedroom suite with vaulted ceiling
- Canopy balcony with views
- Landscaped low maintenance Zen garden
- Sitting/dining room with feature hand built TV wall unit
- Tandem double driveway and garage
- Four bedrooms and two bathrooms
- Eight years remaining on NHBC warranty
- Viewing highly recommended



£650,000

A superb opportunity to purchase this turn-key town house built by Spitfire Homes in 2022 with contemporary features and upgrades throughout. The principal bedroom suite occupies the entire second floor with vaulted ceilings and a fantastic wide canopy balcony. The ground floor flows beautifully and continues seamlessly outside which has been professionally landscaped to create a stunning low maintenance Zen garden. The middle floor offers the remaining bedrooms, a bathroom and a study space.

ACCOMMODATION

ENTRANCE HALL

with under stairs storage cupboard, tiled flooring, under floor heating.

CLOAKROOM

with opaque window to front, Villeroy and Boch wash hand basin with low level cupboard, wc, part tiled walls, tiled floor.

KITCHEN/BREAKFAST ROOM

with window to front, range of matching wall and base units with work top over incorporating one and a half bowl sunken stainless steel sink with drainer and Neff four ring induction hob with extractor fan over, integrated double oven, washing machine and dishwasher, space for double fridge freezer, small table and chairs. Under floor heating.

SITTING/DINING ROOM

with bi-fold doors and windows to rear, feature hand built TV wall unit, internal window lightwell to kitchen, tiled flooring, under floor heating.

FIRST FLOOR LANDING

with linen cupboard.

BEDROOM

with window to rear.

BEDROOM

with window to rear.

BEDROOM

with window to front, fitted double wardrobe with mirrored doors.

BATHROOM

bath with shower over, Villeroy and Boch wash hand basin and wc, chrome heated towel rail, inset mirrored cabinet with shelf below, mainly tiled walls and tiled floor.

REAR LANDING

used as a study area, with window to front and stairs to second floor.

SECOND FLOOR PRINCIPAL BEDROOM SUITE

with vaulted ceilings, storage cupboard, double doors to wide canopy balcony with composite decking, glass balustrade and views beyond.







DRESSING AREA

with range of wardrobes having mirrored sliding doors, window to rear.

EN SUITE SHOWER ROOM

with double width shower cubicle, Villeroy and Boch wash hand basin and wc, chrome heated towel rail, part tiled walls, tiled flooring and door to walk in cupboard with internal light.

OUTSIDE

To the front is a railed garden with a mix of stone chipping beds, planted beds, shrubs and trees.

REAR GARDEN

Professionally landscaped low maintenance Zen garden with a blend of paving, stone chippings, raised beds, mature shrubs, seating area, metal framed pergola with adjustable roof panels, outside light, power and tap. A stone chipping refuse pathway leads round to the garage en bloc and brick paved tandem double driveway.

GARAGE

with electric up and over door, internal EV charging point, power and light. Part boarded loft.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an estate charge of approximately £150 per annum. 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.

AGENTS NOTE: There are eight years remaining on the NHBC warranty

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. 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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