

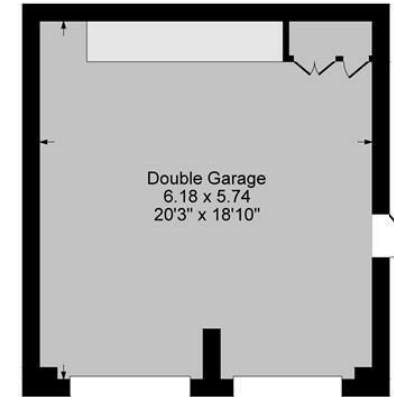
Peter Clarke



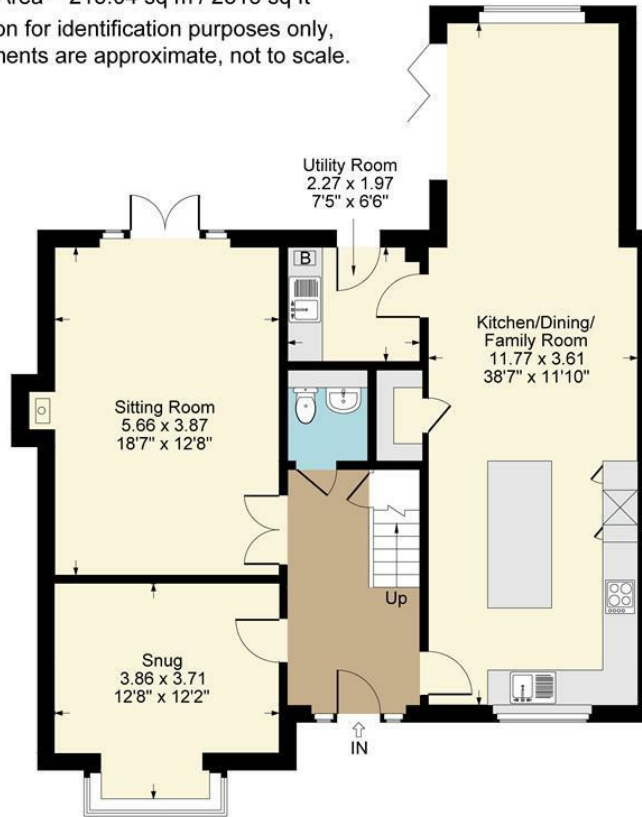
4 Sid Courtney Road, Tiddington, Stratford-upon-Avon, CV37 7FA

4 Sid Courtney Road, Tiddington

Approximate Gross Internal Area
 Ground Floor = 95.95 sq m / 1033 sq ft
 First Floor = 83.64 sq m / 900 sq ft
 Double Garage = 35.45 sq m / 382 sq ft
 Total Area = 215.04 sq m / 2315 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Garage



Ground Floor

Dressing Room
 2.28 x 2.18
 7'6" x 7'2"



First Floor



- Built in 2018 to a high standard
- Spacious accommodation in immaculate order
- Generous driveway and detached double garage
- Sitting room, snug and kitchen/dining/family room
- Located on a no-through road
- Underfloor heating on the ground floor
- Viewing highly recommended
- NO CHAIN



£899,950

NO CHAIN. An immaculate four bedroom detached house located in the popular village of Tiddington. The internal accommodation is well laid out with two reception rooms, stylish kitchen/dining/family room and a utility over the ground floor. The first floor offers a main bedroom with en suite, guest bedroom with en suite, two further bedrooms and a bathroom. Externally there is a generous driveway, double garage, front and rear landscaped gardens.

ACCOMMODATION

ENTRANCE HALL

with under stairs storage cupboard, engineered oak flooring.

CLOAKROOM

wash hand basin with low level cupboard, wc, chrome heated towel rail, engineered oak flooring.

SNUG

bay window to front.

SITTING ROOM

double doors to garden, feature fireplace, high level mantle and tiled hearth housing wood burning stove.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

KITCHEN AREA

with window to front, range of matching wall and base units with work top incorporating one and a half bowl sink with drainer and Quooker tap, four ring Siemens induction hob with extractor fan over, integrated oven, microwave oven and warming drawer, integrated fridge

freezer, dishwasher and wine cooler, island unit with low level drawers, cupboards and breakfast bar, pantry cupboard with shelving and sensor lighting.

DINING/FAMILY AREA

with window and bi-fold doors to rear, engineered oak flooring throughout.

UTILITY ROOM

door to rear, worktop incorporating stainless steel sink with drainer, cupboard and space for appliances, wall mounted cupboard housing gas boiler, engineered oak flooring.

LANDING

window to front and loft hatch leading to mainly boarded loft space.

MAIN BEDROOM

window to rear.

DRESSING ROOM

opaque window to side, range of wardrobes with mirrored sliding doors.

EN SUITE SHOWER ROOM

double width shower cubicle, wash hand basin, wc, chrome heated towel rail, extractor fan, part tiled walls and tiled floor.







GUEST BEDROOM

fitted double wardrobe with sliding mirrored doors.

EN SUITE SHOWER ROOM

shower cubicle, wash hand basin, wc, chrome heated towel rail, part tiled walls and tiled floor.

BEDROOM

window to front.

BEDROOM

window to front.

BATHROOM

opaque window to rear, panelled bath, separate shower cubicle, wash hand basin unit with drawers, wc, ladder style chrome heated towel rail, part tiled walls, tiled floor.

OUTSIDE

To the front there is a paved pathway leading to canopy porch with planted beds to either side. Generous driveway, gate to garden.

DOUBLE GARAGE

(previously the sales office), with two electric up and over doors, pedestrian door to garden, spotlights, power, loft hatch leading to a largely boarded storage area, range of fitted cupboards and drawers with worktop over.

REAR GARDEN

A beautifully landscaped garden with a mix of paved pathways, patios, motorised retractable awning, largely laid to lawn, planted beds, mature shrubs and trees. Secret garden area with patio, water butt and shelving. Timber shed, outside light and tap.



GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an estate charge of £293 pa. 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 G.

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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

