

Peter Clarke



Larkspur, 5 Manor Road, Stratford-upon-Avon, CV37 7EA

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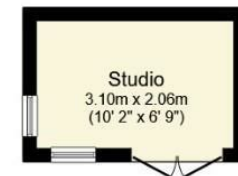
Ground Floor

Floor area 86.5 sq.m. (931 sq.ft.)



First Floor

Floor area 72.7 sq.m. (783 sq.ft.)



Outbuilding

Floor area 6.5 sq.m. (70 sq.ft.)

TOTAL: 165.7 sq.m. (1,784 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Detached house with driveway and gardens
- Four bedrooms, south of the river
- Immaculate order throughout
- Sitting room, dining room and open plan kitchen/breakfast room
- Utility, integral garage and cloakroom
- Viewing highly recommended



Asking Price £895,000

A much improved and extended four bedroom detached house with driveway, integral garage and landscaped garden. Located in a desirable south of the river location overlooking playing fields to front. Further benefits include two reception rooms, a high quality kitchen/breakfast room, family bathroom and two en suite shower rooms.

ACCOMMODATION

ENTRANCE PORCH

with tiled floor.

ENTRANCE HALL

with under stairs storage, block wood flooring.

DINING ROOM

with stripped wood flooring, bay window to front and feature fireplace.

SITTING ROOM

with double doors to rear, window to side, fireplace housing wood burning stove, stripped wood flooring.

WALK THROUGH STUDY

doors to cloakroom, utility and opens into kitchen.

CLOAKROOM

with tiled splashback, wash hand basin, wc and tiled flooring.

STYLISH KITCHEN

with double doors, full length windows and high level windows to rear. Matching wall and base units with work surface over incorporating stainless steel sink with Quooker hot water tap

and four ring BORA induction hob with integrated extractor vent, integrated appliances including oven, microwave, dishwasher and fridge freezer. Karndean flooring and under floor heating.

UTILITY

wall and base units with work top over incorporating stainless steel sink with drainer, space for stacked washing machine and tumble dryer, plus space for an additional low level fridge. Tiled flooring.

INTEGRAL GARAGE

with up and over door to front, power and light, wall mounted gas boiler and large pressurised water tank.

FIRST FLOOR LANDING

with opaque window to front, loft hatch.

MAIN BEDROOM

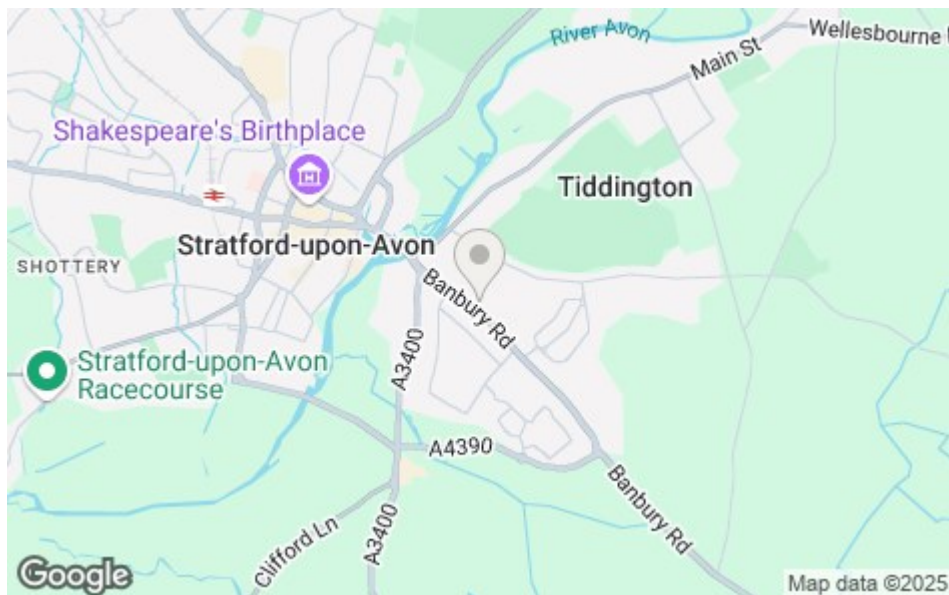
with window to rear, fitted triple wardrobe and dressing area.

EN SUITE SHOWER ROOM

with opaque window to side, shower cubicle, pedestal wash hand basin, wc, chrome heated towel rail, stylish tiling on most walls and the floor.







BEDROOM

bay window to rear, further window to side.

EN SUITE SHOWER ROOM

shower cubicle, wash hand basin, wc, part tiled walls, wood effect flooring.

BEDROOM

bay window to front.

BATHROOM

opaque window to side, bath with shower over, wash hand basin, wc, ladder style chrome heated towel rail, part tiled walls, tiled floor.

BEDROOM

window to front and loft hatch.

OUTSIDE

To the front is a stone chipping and brick paved driveway, walled to the front, wood store, mature shrubs and trees. A side gate and paved pathway leads to the rear where there is a mix of paved pathways, patios, seating area, planted beds, mature shrubs, trees, mainly laid to lawn, timber shed.

STUDIO

double glazed, with power and light.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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 E.

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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