

Peter Clarke



7 Matthews Close, Stratford-upon-Avon, CV37 6FR

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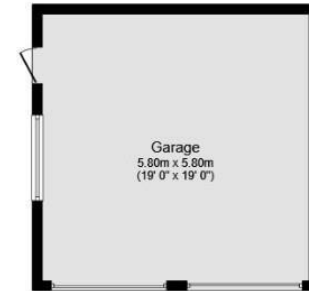
Ground Floor

Floor area 152.1 sq.m. (1,637 sq.ft.)



First Floor

Floor area 45.1 sq.m. (485 sq.ft.)



Garage

Floor area 33.6 sq.m. (362 sq.ft.)

TOTAL: 230.8 sq.m. (2,484 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



- Very sought after location within walking distance of town centre
- Skilfully extended and altered
- Superb open plan kitchen/dining/family/entertaining space
- Flexible accommodation
- Two further reception areas
- Three double bedrooms
- Three bathrooms
- Large driveway and double garage
- Very attractive and private courtyard style gardens



Offers Over £850,000

A unique, skilfully extended and very well presented three double bedroom detached dormer style bungalow in an excellent, sought after location off Maidenhead Road, within walking distance of the town centre. Providing approx 2,172 sq.ft. accommodation, with superb open plan kitchen/dining/living/entertaining space.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with oak floor, stairs to first floor, downlighters.

STUDY/SNUG

with dual aspect and oak floor. Cloaks cupboard.

DINING ROOM

with dual aspect and oak floor.

OPEN PLAN

KITCHEN/DINING/FAMILY/ENTERTAINING SPACE

with range of cupboards and work surface including sink, four ring electric hob with built in oven and grill, built in microwave, pan drawers, dishwasher, built in fridge freezer, downlighters, breakfast bar, bi-fold doors to rear courtyard terraced area, two roof windows, Karndean floor with under floor heating. French doors to side.

UTILITY ROOM

with range of cupboards and work surface, sink, space and plumbing for washing machine, Worcester gas heating boiler.

CLOAKROOM

with wc and wash basin.

BEDROOM ONE

with French doors to garden, fitted wardrobes.

EN SUITE WET ROOM

with wc, wash basin and soakaway with shower, tiled floor, downlighters.

BEDROOM TWO

with fitted wardrobes. Door to

JACK AND JILL EN SUITE

with wc, wash basin, bidet and large shower area with soakaway, downlighters.

FIRST FLOOR LANDING

with roof window and eaves storage.

BEDROOM THREE

with two roof windows, under eaves storage, built in wardrobe.

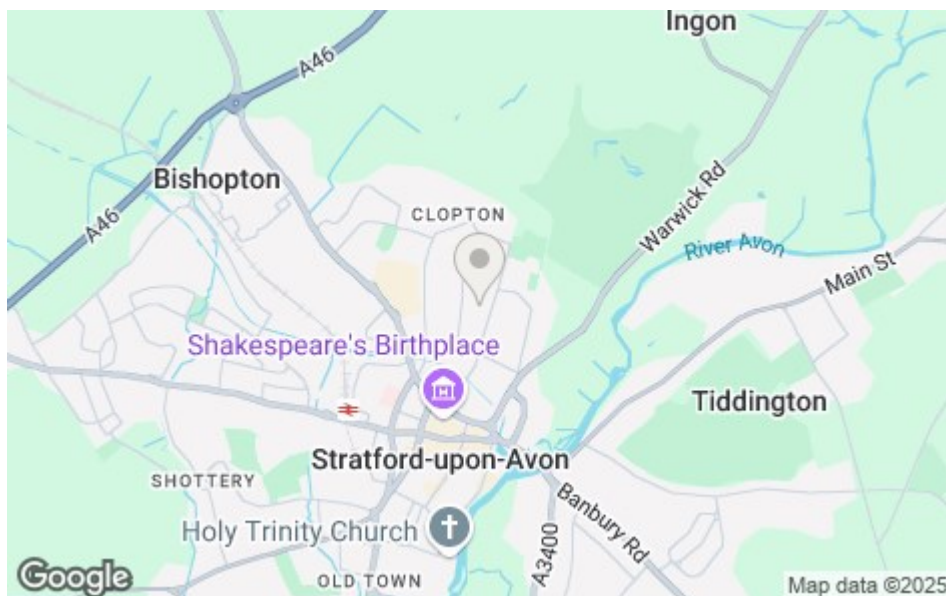
DRESSING/SITTING AREA

EN SUITE

with wc, wash basin with cupboards below, shower cubicle, downlighters, roof window. Hot water cylinder.







OUTSIDE

There is a large tarmacadamed and block paved driveway with beech hedge and attractive planting to front. Lawned front garden with mature shrubs.

DOUBLE DETACHED GARAGE

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

COVERED SIDE PASSAGE

PRIVATE COURTYARD GARDENS TO SIDE AND REAR

with evergreen, shrub and perennial mature planting, paving and gravelled seating areas.

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 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 G.

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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