

Peter Clarke



4 Buttercup Way, Stratford upon Avon, CV37 7EQ

- Three double bedrooms
- Popular location south of the river
- Corner plot
- Garage and off road parking for two cars
- Views over open fields
- Enclosed garden to rear



Offers In The Region Of £495,000

Located on a corner plot along a no through road, and with views over open fields, is this three double bedroom detached home with GARAGE and driveway for two cars. In a popular location South of the River, and walking distance to both the town centre and Bridgetown Primary School, this property offers flexible and versatile living. Close to local amenities and with plenty of dog walking routes nearby, we believe this would make an ideal family home.

#### ACCOMMODATION

Entrance Hall with door to understairs storage cupboard. Cloakroom with wc and wash hand basin. Sitting Room with wall mounted remote controlled electric fire and double doors to garden. Dining Room/Study, dual aspect. Breakfast Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl sink and drainer unit, integrated double oven and four ring electric hob with overhead extractor, integrated washing machine, space for fridge freezer. Door through to Conservatory, which in turn has an electric heater and door to garden. Landing with loft access. Main Bedroom with built in wardrobe and drawers. En Suite with shower cubicle, WC and pedestal wash hand basin. Bedroom Two and Bedroom Three, both with built in wardrobes. Main Bathroom with white suite comprising bath with shower over, WC and pedestal wash hand basin.

Outside, to the rear are two paved patio seating areas with a lawned garden to the middle and raised flower bed borders, two timber storage units, gated rear access leading to Garage with up and over door, power and light, which should enable installation of an EV charging point if required.

#### 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 gas, electric, 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.

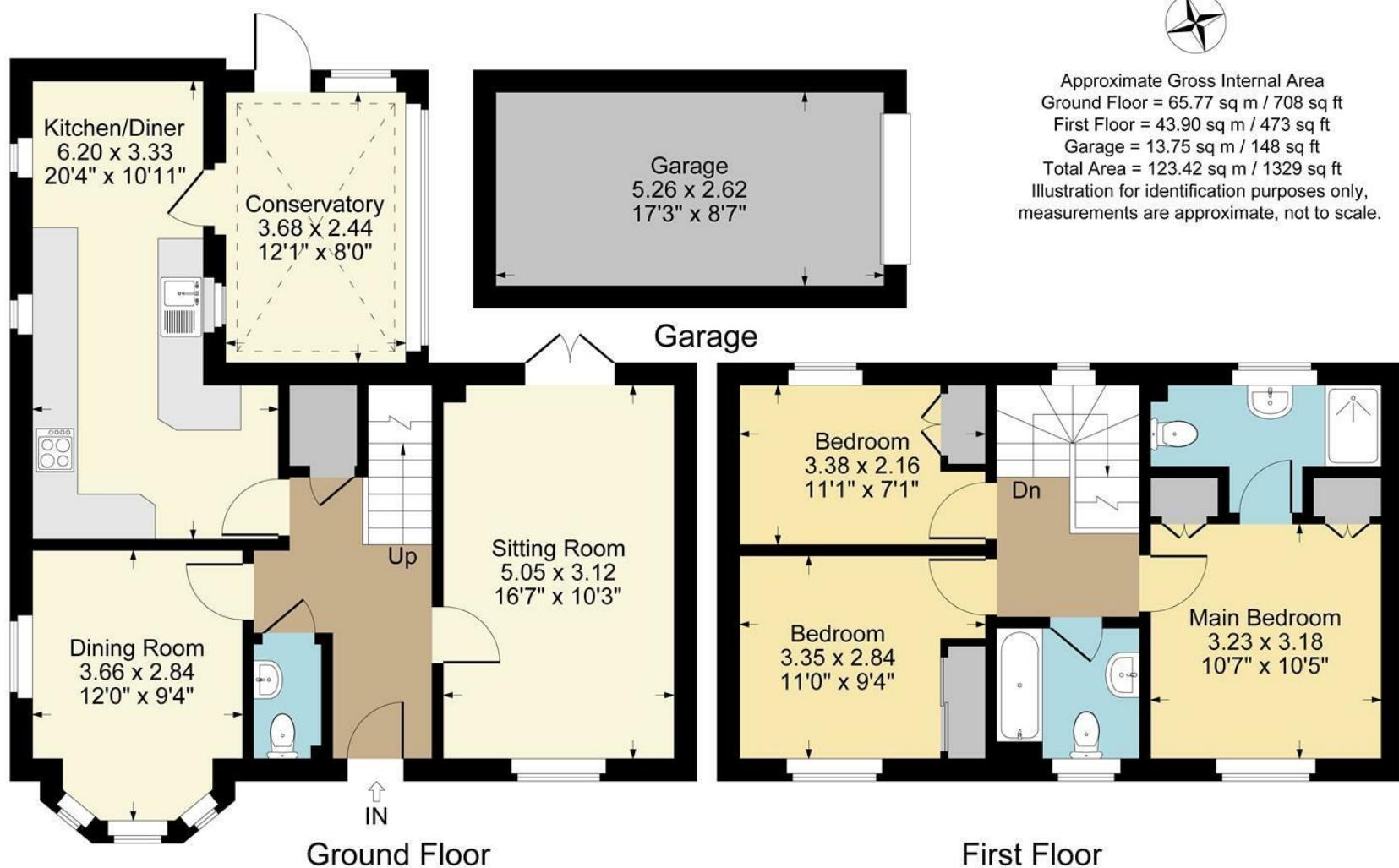
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

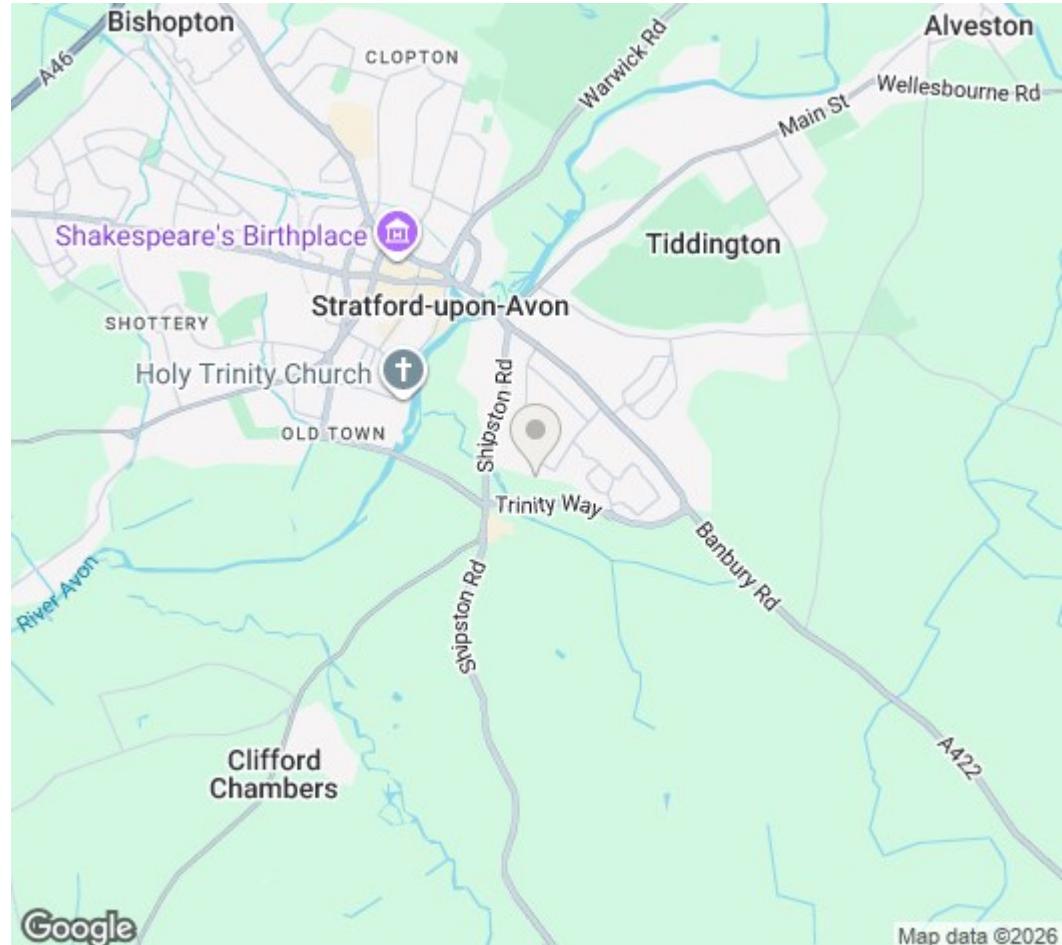
**VIEWING:** By Prior Appointment with the selling agent.



## 4 Buttercup Way, Stratford-upon-Avon



Approximate Gross Internal Area  
Ground Floor = 65.77 sq m / 708 sq ft  
First Floor = 43.90 sq m / 473 sq ft  
Garage = 13.75 sq m / 148 sq ft  
Total Area = 123.42 sq m / 1329 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



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 or 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  
01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

