



FOR STARTERS



OFFERS OVER
£575,000

MAIN COURSE

Welcome to this stand out four-bedroom property that combines the best of modern living with a prime location! Situated within easy walking distance of the town centre, riverside walks, and the greenway, this home offers a perfect blend - convenient to amenities but also tucked away.

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As you approach the property, the first thing you'll notice is the spacious driveway, which is not only generous in proportions but also well-presented with a wide tarmacked surface. Additionally, there's an eclectic car charging point, catering to your electric vehicle needs and desires.

Upon entering, you'll step into a welcoming hallway that's both wide and filled with natural light. Herringbone ceramic tiles set the tone for the elegance and style that continues throughout the house. There's a convenient nook by the entrance for coats and shoes, ensuring clutter stays out of sight. The stairs lead up to the first floor, with space beneath that could serve as a compact work area or additional storage.

To the right of the hallway, you'll find the main reception room, featuring a large window that floods the space with light. This room offers ample space and versatility. Double doors lead to the family/kitchen/diner at the rear of the property, creating an open and airy atmosphere and flexibility depending on its usage.

On the left side of the hallway, you'll discover a second reception room, perfect for use as a separate snug, office, playroom, or hobby room.

The real wow factor of this property is found at the rear of the property, where you'll encounter the heart of the home. Tiled throughout, this expansive space boasts a ceiling lantern and two sets of bi-fold doors that allow an abundance of natural light to pour in. This large, sociable entertaining space is highly flexible in terms of layout, offering plenty of room for dining, relaxation, and casual dining at the breakfast bar.

The kitchen area is thoughtfully designed with sleek grey and white high-gloss units, quartz countertops, offering a fresh, contemporary feel. It comes equipped



with integrated appliances, including a 5-ring induction hob, double oven, wine cooler, and dishwasher. There's also ample space to accommodate an American-style fridge/freezer. A utility room, tucked away nearby, provides space for a washer and dryer and offers a convenient side door.

Upstairs, you'll find four bedrooms, with three of them being doubles. The master bedroom benefits from an en-suite double shower room complete with a vanity unit and heated towel rail. All the bedrooms are filled with natural light, and there's an additional family bathroom with gas shower over the bath. A handy storage cupboard completes the upper level.

Outside, the garden is predominantly laid to lawn with a patio area, and it enjoys a sunny, south-facing aspect. Side access makes it easy to maintain and enjoy the outdoor space.

Overall, this property is presented to a high standard and offers a substantial amount of living space in a stylish and aesthetic manner. Its convenient location puts you in close proximity to all the amenities the town has to offer. Don't miss out - call now to arrange your viewing and fully appreciate this wonderful property in person!



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - C



South Facing



Mains Gas, Electric &
Drainage

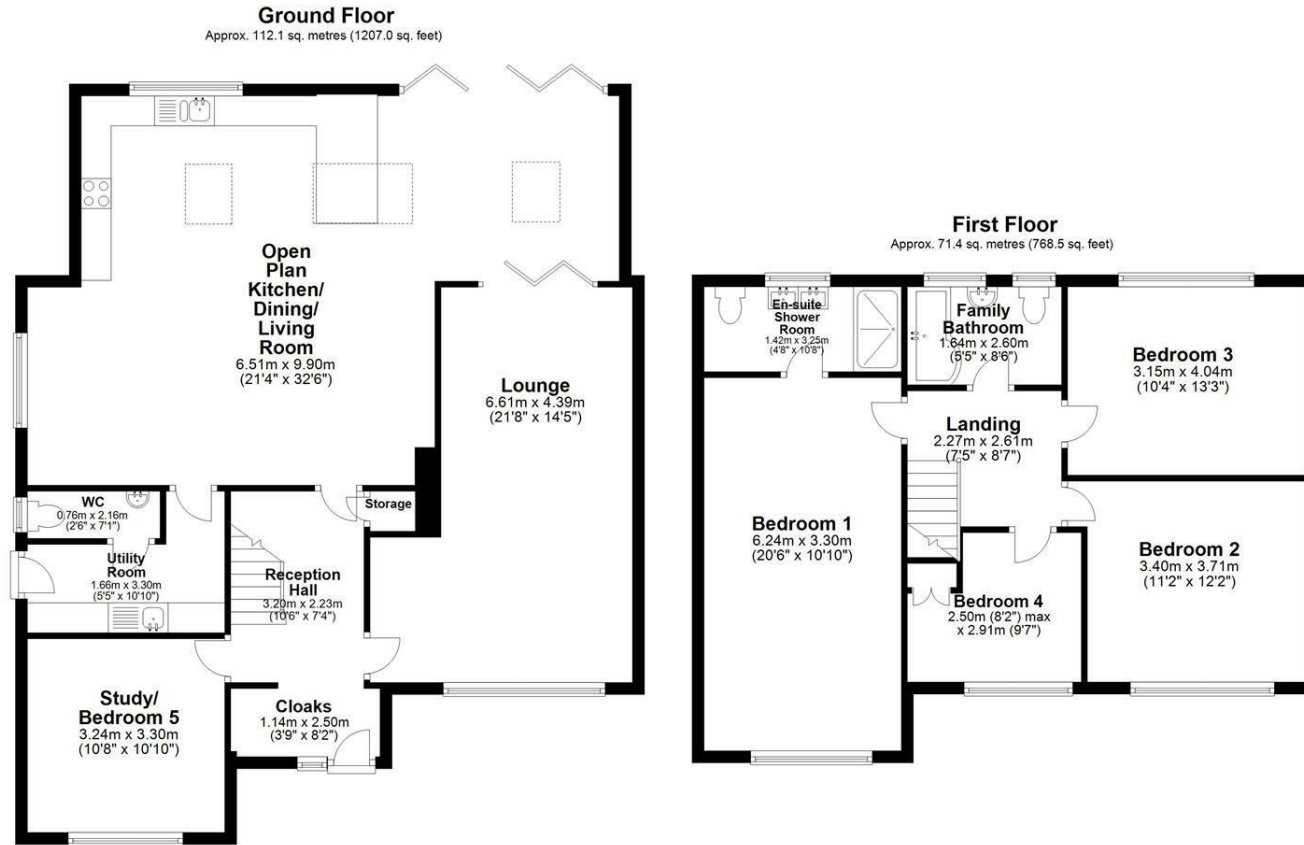


Gas Central Heating
System



Stratford Primary
School

WHY NOT TAKE
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Total area: approx. 183.5 sq. metres (1975.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract. Plan produced using PlanUp.

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