



FOR STARTERS



OFFERS IN EXCESS OF
£500,000

MAIN COURSE

Are you looking for the perfect family home with the convenience of modern living? Do you want village life but also good access to local amenities? Then take a look at this stylish, executive four bedroom detached property with a double garage situated in the picturesque village of Lower Quinton.

Tucked away in the corner of a quiet cul-de-sac location, with Countryside views to the rear, this beautifully presented 4 bedroom property is an excellent fit for families of all sizes.

The current owners have modernised the property throughout to create a welcoming and well thought out home. You enter via the spacious hallway, which gives access to all the downstairs rooms, including that all important downstairs toilet. Double doors lead into the beautiful dining kitchen meaning you can really open this space up when entertaining.

Modernised and re-fitted, with a central island, this kitchen really is the hub of the home. The design and layout have been carefully planned to create a practical yet stylish room in which to cook and entertain. All the appliances are integrated and include an oven, hob, microwave, fridge freezer and dishwasher. The Quartz and real Wood worktops finish off this space perfectly. There is plenty of room for a large dining table or sofas and French Doors lead out to the rear garden. Off the kitchen is a spacious and useful utility room with separate access into the garden, ideal for dirty boots and dogs. There is space in here for a washing machine and tumble dryer.

The large sitting room, which overlooks the garden and country views beyond, is great room to kick back and relax in front of your favourite box set. The working open fire creates a lovely ambience and focal point and there are sliding patio doors to the garden helping blend internal and external space.

The second reception room, which the current owners use as a study, is versatile in its use and depending on your style of living would make a great snug or playroom.

Upstairs, the house is designed cleverly enough that there should be no arguing over who gets which bedroom, as all four bedrooms will accommodate a double bed. The main bedroom is a fantastic size and has fitted wardrobes to one wall. The en-suite shower room has been re-fitted with a contemporary suite incorporating a large walk in shower.



Bedroom two and three also have fitted wardrobes, whilst bedroom four offers space for freestanding storage. The main family bathroom is fitted with a bath with a shower over and is fully tiled.

Outside the rear garden is a private and tranquil space overlooking open fields. Landscaped to include a decked seating area, positioned in exactly the right spot to enjoy the afternoon and evening sun, and established, planted borders, ensuring an abundance of summer flowers. In addition to this, there is a large lawn area, perfect for children to run around, and a further patio area leading off the lounge. To the rear of the double garage is a large shed, oil tank and gated access to the side ensuring practicality and convenience.

The double garage has two up and over doors to the front and a courtesy door leading into the garden. To the front of the garage, there is a block paved driveway providing off road parking for up to 3 vehicles.

All in all, this property ticks all the boxes and although Stratford is only located a mere 6 miles away, there is no need to jump in the car, as the village boasts a local shop, post office, primary school, village pub, doctors, dentist and even a fish and chip shop. However, for those who do want to venture out, there is a regular bus service into Stratford town centre.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - D



North Facing



Mains Services
Electric, Water &
Drainage



Heating System
Oil Central Heating



Lower Quinton
Primary School

WHY NOT TAKE
A LOOK INSIDE?
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Approximate Floor Area
 House 146.17 Sq m - 1573 Sq ft
 Garage 22.89 Sq m - 246 Sq ft
 (Gross Internal Area)

This plan is for illustration purposes only and not to scale

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