



FOR STARTERS



OFFERS IN EXCESS OF
£575,000

MAIN COURSE

Welcome to this attractive well balanced 1930's semi-detached property. It presents a super first impression with period features and its stylish facade, complemented by a generous amount of off-road parking and an integrated garage. You are first greeted with an appealing and practical storm porch, from here the entrance hall beckons with its alluring travertine tiled flooring, striking the perfect balance between aesthetic appeal and practicality, promising both durability and easy upkeep.

The staircase leads up from the left of the hallway. To the right, a spacious lounge awaits, adorned with a large bay window that floods the room with natural light. Enhanced by oak flooring and period-styled shelving, the lounge exudes timeless elegance and offers a comfortable retreat for relaxation and entertainment. Returning to the reception hallway, a useful cloakroom cupboard and a separate downstairs WC provide added convenience for modern living.

At the rear of the property lies an impressive extension, encompassing a versatile kitchen, dining and family room, meticulously designed to cater to the demands of contemporary lifestyles. Bathed in natural light and overlooking the garden, this expansive entertaining space boasts a seamless transition from the hallway with its matching travertine tiled flooring. Adorned with cream units, ample cupboard space, Belfast sink and a sizable breakfast bar, the kitchen exudes both practicality and style, featuring integrated appliances including a 5-ring hob and Neff oven and grill. With its generous proportions, there is ample space for a large dining area and adjoining family room, providing the perfect setting for all manner of gatherings and social occasions.

Additionally, a generous utility room, accessed from the kitchen, allowing access to the rear garden, offers further convenience and practicality, there is also direct access to the garage.

Upstairs, a selection of well-appointed bedrooms awaits, with three of the four bedrooms offering ample space for double beds, while the master bedroom



benefits from a generously sized walk-in wardrobe.

The surprisingly spacious bathroom features a separate mains shower and a jacuzzi bath. for all of your bathing needs. The neutral colour palette and tiled flooring offer a fresh appeal enhanced further by all important but discreet storage facilities.

Outside, a large wraparound decked area accessed from either the utility room or patio doors from the kitchen provides an idyllic and private spot for alfresco dining and relaxation, overlooking the beautifully maintained south-facing garden.

A perfect balance of tranquility and convenience, this property offers a well-balanced family home with generously proportioned living spaces and bedrooms, situated within close proximity to Stratford-upon-Avon town center, local amenities, scenic walks, canal paths, motorway links, park and ride station, and regular bus routes.

Book your viewing today to discover the full potential of this enviable property.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - D



South Facing



Mains Gas, Electric &
Drainage

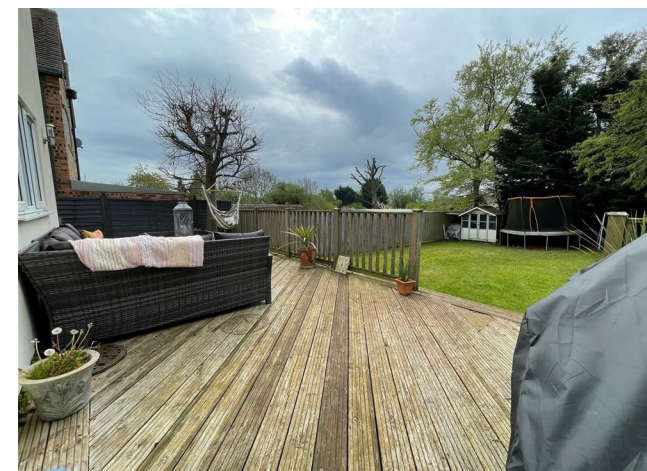


Gas Central Heating
System



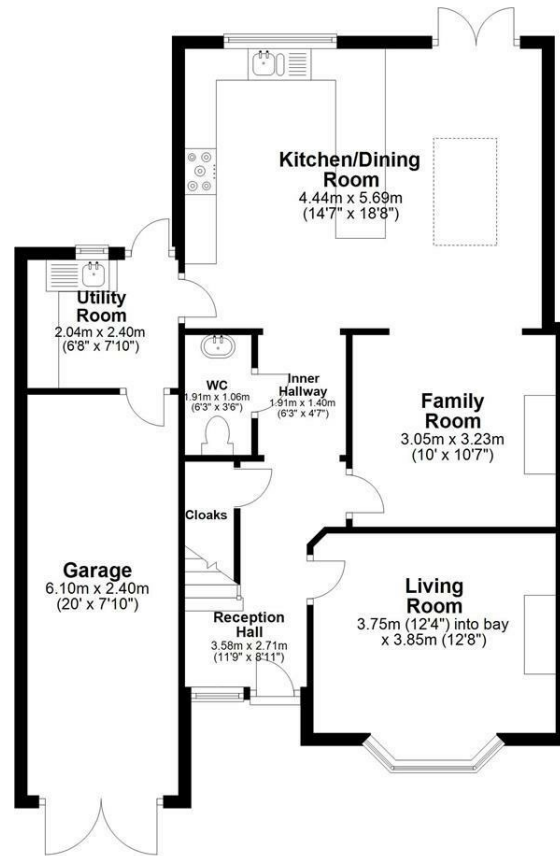
Stratford upon
Avon High School

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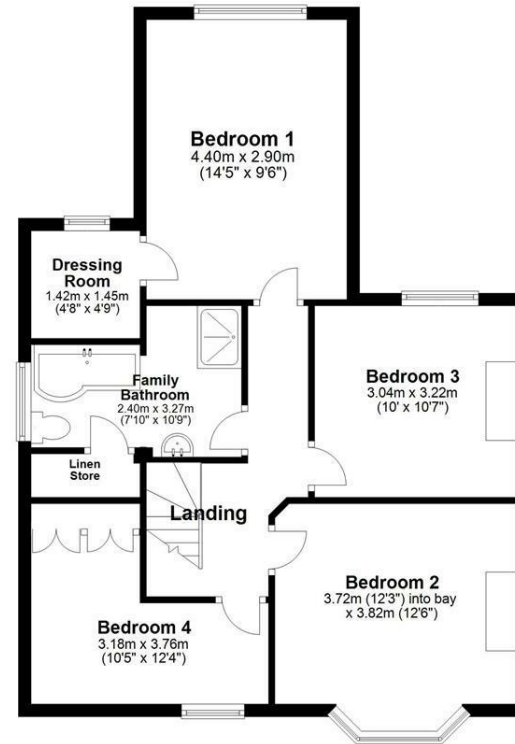
Ground Floor

Approx. 82.2 sq. metres (884.6 sq. feet)



First Floor

Approx. 66.8 sq. metres (719.3 sq. feet)



Total area: approx. 149.0 sq. metres (1603.9 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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