



FOR STARTERS



OFFERS IN EXCESS OF
£375,000

MAIN COURSE

If you are looking for the WOW factor, this property is definitely for you! The house stands proud with its elegant double bay frontage, providing a unique and appealing street presence. This property features 3 fantastic sized double bedrooms, a fabulous kitchen dining area with integrated appliances, driveway for parking 'AND' is only a short stroll to Stratford Parkway Train Station... What more could you want!

Approaching the property, the front garden is well maintained, offering a pleasant approach to the entrance. Stepping inside you are greeted with a large and light hall, featuring white gloss porcelain tiles and neutral decor, setting the tone for the rest of the home. Underneath the stairs is amicable space to kick off your shoes and hang your coats, creating a sense of ease. There is also an excellent sized WC, with an integrated utility space and a storage cupboard, perfect for your household items.

To the right of the hall, you step into the heart of the home, a stunning open plan kitchen, dining and family area that is perfect for modern day living and entertaining. The expansive space is full of light, boasting a large bay window, 2 further windows and french doors onto the garden. This beautifully designed space seamlessly combines functionality with style, offering an inviting and versatile environment for both daily life and special occasions. The kitchen features fully integrated appliances and plenty of worktop space for preparing your meals.

A standout feature of this kitchen is the spacious breakfast bar, which serves as a central hub for the home. The breakfast bar, with its stylish countertop, comfortably seats several people and provides a versatile space for dining, socializing, or even working from home. It's perfect for quick breakfasts, casual lunches, or enjoying a glass of wine while dinner is being prepared.

Step into this charming living room, a perfect blend of elegance and comfort, designed to be a sanctuary for relaxation and entertaining. This beautifully appointed space features a front bay window and a french door opening onto the



garden, creating a seamless connection between indoor and outdoor living. This room is currently being used as a living area and an office, showing its design and space for multifunctional use.

Upstairs you are wowed by a spacious wrap around landing, where a window front to back again floods this space with light. The master bedroom is extremely large in size, with 2 double fitted wardrobes, plenty of room for a dressing area, a bay window overlooking the front and a 3-piece ensuite in immaculate condition. The two further bedrooms are good sized doubles, one again with a luxury bay window, and plenty of room for wardrobes to be fitted. The main family bathroom sits proud, being fully tiled and spacious, adding a sense of ease for the homeowners.

Outside, you have a good-sized low maintenance garden, with a combination of patio and lawn areas. A rear gate provides access to your designated off-road parking, with space for 2 cars.

Situated in a popular spot in Stratford-upon-Avon, this property is a unique opportunity for first time buyers to downsizers and investors. Within easy reach of transport links, and being an ideal spot for commuters, this property really isn't one to be missed! Call our office to arrange your in person viewing.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - B



North East Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



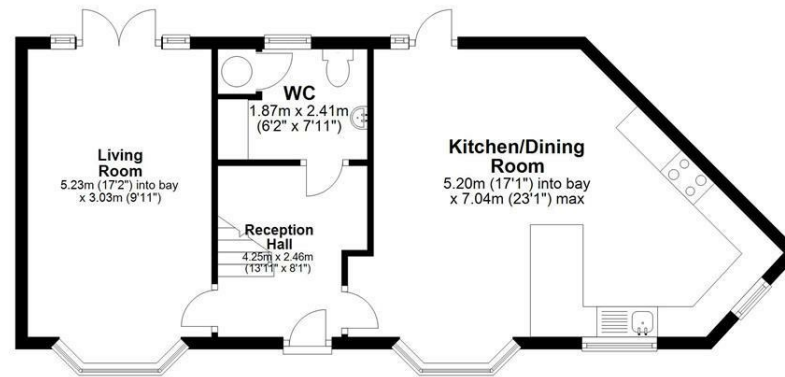
Bishopton Primary

WHY NOT TAKE
A LOOK INSIDE?
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01789 414222



Ground Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



Total area: approx. 108.2 sq. metres (1164.1 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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