



FOR STARTERS



OFFERS IN EXCESS OF
£595,000

MAIN COURSE

This delightful four-bedroom detached property is situated south of the river, tucked away in a quiet cul-de-sac off Banbury Road. An attractive home from first viewing, it boasts a block-paved driveway accommodating two cars, which can be extended if desired, with the remainder of the front garden laid to lawn and edged with hedging.

Upon entering, a useful storm porch leads into the welcoming hallway, featuring a convenient WC and handy under-stairs storage. To the left, the spacious lounge showcases a box bay window overlooking the fore garden, with a feature stone fireplace serving as the room's focal point. The second reception room, located at the rear, offers versatility as a dining room, playroom, study, or hobby room, and includes patio doors that open onto the garden.

The heart of the home is the light, bright, and airy kitchen and dining area, complemented by a flow through conservatory. This space is fitted with cream high-gloss units, ample worktop space, and integrated Neff appliances, including a grill and oven and a full-size dishwasher. A gas hob and quartz worktops complete the modern look. There is plenty of room for dining and entertaining, with another set of patio doors leading to the private garden. The downstairs layout lends itself to some easy reconfiguration if so desired. Conveniently, access to the garage, which has plumbing and electrics, is also located from the kitchen.

Upstairs, the well-balanced layout offers four bedrooms, three of which are doubles. The master bedroom, located at the front, is a light-filled room with a neutrally fitted fully tiled en-suite shower room. It features large integrated wardrobes and an additional double wardrobe, providing ample storage solutions. The second bedroom is a spacious double situated at the rear and also includes fitted wardrobes. The third double bedroom at the front also offers fitted storage, whilst a smaller bedroom is positioned at the rear also featuring fitted wardrobes. The family bathroom is fully tiled with a neutral colour palette and includes a shower over the bath, creating a spacious feel and bathing options. Further storage is available with a good-sized, fully boarded loft equipped with light and ladder



access.

The downstairs area features easy-to-maintain hard flooring throughout, all apart from the lounge, which is carpeted for a cozy feel. The south-west facing rear garden, accessible from both the dining room and kitchen, is partly decked with the remainder laid to lawn and benefitting from well stocked but easy to maintain borders, offering a private haven and convenient side access.

Set in a desirable location, the property is within the catchment area for the sought-after Bridgetown Primary School. A convenient mini supermarket is nearby, with a Waitrose just a little further away. The town center is a pleasant walk along the tree-lined Banbury Road, and a regular bus service connects the property to the town center offers easy access to the amenities and attractions of historic Stratford-upon-Avon.

Offered with NO ONWARD CHAIN

Call now to arrange your appointment to view this charming home.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



South/West Facing



Mains Gas, Electric &
Drainage



Gas Central Heating
System



Bridgetown Primary
School

WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222





Total Approx. Floor Area 136.45 Sq.M. (1469 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given

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