



FOR STARTERS



OFFERS IN EXCESS OF
£310,000

MAIN COURSE

This delightful three-bedroom property, less than 10 years old, is located on the periphery of a popular development and is impeccably maintained throughout. Thoughtfully enhanced by the current owner, this home is perfect for modern living. The exterior boasts a well-presented and well-maintained appearance, offering off-road parking for two vehicles and a garage with power, adding practicality and convenience.

Upon entering the property, you are welcomed into a stylish hallway that immediately reflects the care and attention to detail present throughout the home. A useful downstairs WC is situated off the hallway, leading to an airy lounge-diner that is ideal for both entertaining and relaxation. With patio doors opening onto the garden, this space is flooded with natural light, creating a bright and inviting atmosphere.

The kitchen, positioned just off the lounge-diner, is equally impressive, featuring off-white cabinets and ample workspace. Integrated appliances include an oven, hob, extractor, dishwasher, fridge/freezer, and washing machine. A window to the front allows plenty of natural light, making this kitchen both functional and pleasant to use.

Upstairs, the property offers two spacious double bedrooms and a further single bedroom. The master bedroom benefits from an en-suite shower room and fitted double wardrobes, providing excellent storage. The second double bedroom is also well-sized, while the third

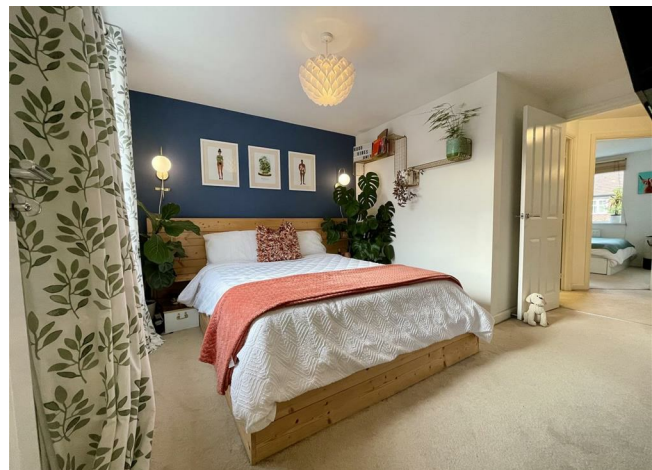


bedroom, currently used as a study, could easily serve as a nursery or hobby room.

Outside, the private rear garden is primarily laid to lawn, offering a peaceful retreat. A patio area and dedicated bar space make this garden perfect for outdoor entertaining. The garden also features convenient rear access and discreet storage for a shed, keeping the space neat and uncluttered.

Tucked away in a quiet corner of the development, the property enjoys excellent road and motorway links, with Stratford Parkway Station within walking distance. Stratford-upon-Avon town centre, with all its historic charm and amenities, is also nearby.

This immaculate home, with its thoughtful touches and superb location, is not to be missed. Arrange a viewing today to fully appreciate all it has to offer.



KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - D

EPC
Band - B

North/East Facing

Mains Gas, Electric &
Drainage

Gas Central Heating
System

Bishopton Primary
School

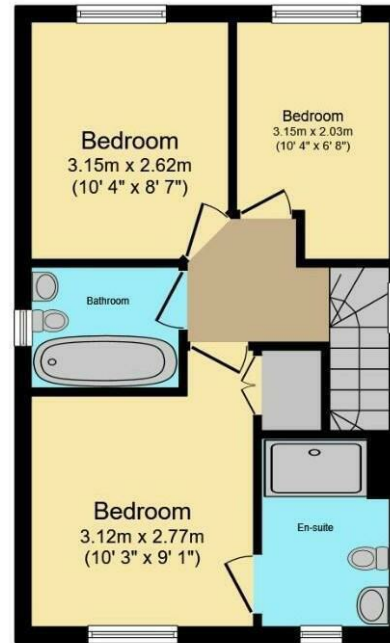
WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222

Hares Leap, Bishopton, Stratford-upon-Avon, CV37 0UQ



Ground Floor

Floor area 38.1 m² (410 sq.ft.)



First Floor

Floor area 38.1 m² (410 sq.ft.)



Garage

Floor area 16.8 m² (181 sq.ft.)

TOTAL: 93.0 m² (1,001 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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