



FOR STARTERS



OFFERS IN EXCESS
£680,000

MAIN COURSE

Ever heard the phrase 'Location, Location, Location'? Do you wish to immerse yourself into village life? Situated on an exclusive modern development within the heart of Alveston village, this executive three storey 4 bedroom semi-detached home could be the one for you.

The highly sought after village of Alveston gives you the best of both worlds; a village community with a local pub and excellent primary school whilst only being a short drive away from the thriving village of Tiddington and the bustling town of Stratford-Upon-Avon.

The property occupies a central position within a courtyard setting, upon approach to a storm canopy porch with front entrance door opening into the entrance hallway.

The first thing that strikes you as you enter the living room is how spacious and light it feels, having the bay window and French doors opening out on to the South facing rear garden, this room exudes plenty of natural light. It also has a focal feature fireplace, perfect for those cold winters and cosy nights in front of the fire. This leads into to the dining area located to the front of the property, you can really open out this area if you are entertaining. This more formal space will undoubtedly come alive when guests or family come to visit for those special occasions.

The kitchen is fully equipped showcasing integrated appliances making the kitchen feel seamless. Leading off the kitchen is an attractively shaped conservatory with a glass roof. This versatile space is currently being used as a breakfast area, perfect for a relaxing morning with the sun rays beaming through. The radiator placed in this room makes it a perfect spot to use all year round.

Downstairs also features a useful cloakroom, a real must for all good homes.

Upstairs the master bedroom is located at the front of the property. This generous space has plenty of built in storage allowing the room to remain uncluttered and features a balcony where you can enjoy the pleasant views, you can only imagine the wonderful colour changes throughout the course of the year! The master bedroom also has a



modern en-suite, large enough to accommodate a separate shower and bath. The first floor also has a further double bedroom and family bathroom so no arguments in the morning when everyone is trying to get ready! The second floor features a further two bedrooms and third bathroom. The fourth bedroom is currently kitted out as a study with fitted furniture to suit home working.

The rear garden is well established and a maintainable size. Most importantly it's south facing so lots of sun from late morning until sunset, ideal for summer BBQ's and enjoying your favourite tipple with friends and family.

One vital element to a property is the parking on offer. With a single garage and a driveway which could hold two vehicles, there should be more than enough space for all the family.

With all the noise that goes on in today's world, hands up who fancies a more relaxed pace of life? Perhaps now is the time to try village life and all the trappings that go with it, why not come and take a look?



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - G



EPC
Band - C



South



All mains
services are
connected.



Heating system
Gas Central Heating



Alveston Primary School
Stratford High School

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

Approximate Area = 178.9 sq m / 1926 sq ft
(Excluding Void)
Including Limited Use Area (1.2 sq m / 13 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 257136

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