



Packhorse Road  
Stratford upon Avon, Warwickshire, CV37 9AW

Jeremy  
McGinn & Co







**A CHANCE TO ACQUIRE A SUBSTANTIAL DETACHED FAMILY HOME, ARRANGED OVER THREE FLOORS, SITUATED IN A QUIET CUL-DE-SAC WITHIN A SMALL DEVELOPMENT ON THE WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND WITHIN EASY REACH OF LOCAL SCHOOLS, SUPERMARKETS, TRAIN STATIONS AND CLOSE TO MAIN ROAD LINKS.**

**THIS WELL-PRESENTED PROPERTY IS SPANS APPROX. 2260SQ.FT. AND BRIEFLY COMPRISES ENTRANCE HALLWAY, CLOAKROOM, SPACIOUS OPEN PLAN LIVING / DINING ROOM AND FULLY FITTED MODERN KITCHEN DINER TO THE GROUND FLOOR.**

**THE FIRST FLOOR OFFERS GENEROUS DOUBLE MASTER BEDROOM WITH SEPARATE DRESSING AREA WITH FREE-STANDING BATH AND BUILT IN WARDROBES AND EN-SUITE SHOWER ROOM, A FURTHER THREE BEDROOMS, WITH BEDROOM TWO ALSO BENEFITTING FROM ITS OWN EN-SUITE SHOWER ROOM.**

**THE SECOND FLOOR OFFERS TWO MORE DOUBLE BEDROOMS AND A FITTED FAMILY BATHROOM.**

**TO THE FRONT OF THE PROPERTY ARE PLANTED FLOWER BEDS AND A TARMAC DRIVEWAY LEADING TO A SINGLE GARAGE.**

**THE LANDSCAPED REAR GARDEN HAS A SYNTHETIC LAWN, WELL STOCKED**

**BORDERS, PAVED SUN PATIO WITH SEATING AREA, AS WELL AS EIGHT SEATER HOT TUB WITH BUILT-IN T.V, SOUND SYSTEM AND MOOD LIGHTING.**

### **THE ACCOMMODATION COMPRISES:**

#### **Reception Hall**

A spacious reception hall with Karndean type flooring, power points, radiator, useful storage cupboard and panelled doors off to: -



#### **Cloakroom**

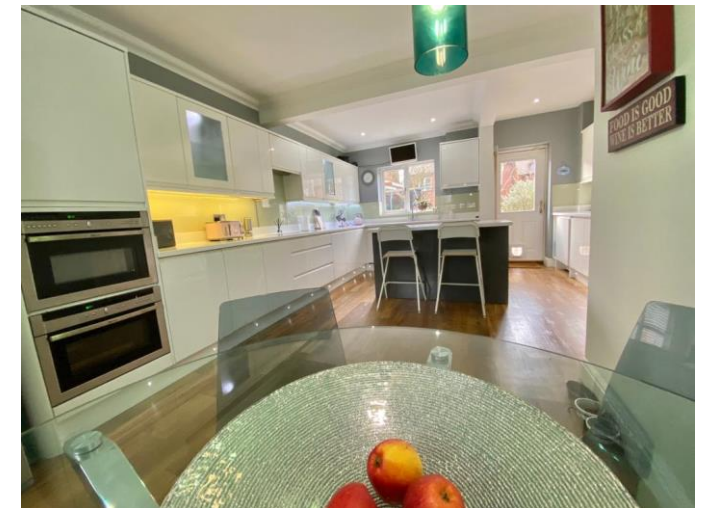
With white suite comprising low flush W.C. and pedestal wash basin, radiator, uPVC double glazed obscure window, Karndean type flooring and ceiling light point.

#### **Living/Dining Room 25' 5" max 12' 3" min x 13' 9" max 9' 7" min (7.74m x 4.19m)**

Feature fireplace with coal effect gas fire, Karndean type flooring, two radiators, T.V. point, power points, two ceiling light points and bi-fold doors with integrated blinds.

#### **Kitchen Diner 21' 4" max 12' 1" min x 14' 1" max 10' 1" min (6.50m x 4.29m)**

Comprehensively fitted with a range of contemporary style base cupboards surmounted by CORIAN type work surfaces and wall cupboards over. Integrated double oven, four ring induction hob, extractor hood, dishwasher, automatic washing machine and wine fridge. Under cupboard lighting, integrated sink unit with mixer tap, power points, uPVC double glazed windows to front and rear. Radiator, glass splash backs, wall mounted T.V. and inset ceiling lights.



#### **First Floor Landing**

Radiator, power points, two ceiling light points and panelled doors off to: -

#### **Master Bedroom 18' 10" x 9' 4" (5.74m x 2.84m)**

Built in wardrobe, power points, uPVC double glazed windows to front and rear, two radiators and access to loft.

**Dressing Area 8' 3" x 8' 8" (2.51m x 2.64m)**

Built in wardrobe, free standing bath with pillar tap and heated towel rail, uPVC double glazed window to rear and ceiling light point.

**Ensuite 7' 11" x 5' 0" (2.41m x 1.52m)**

White suite incorporating walk in shower, pedestal wash basin and low flush W.C. uPVC double glazed window to rear, heated towel rail, tiled splash backs, inset ceiling lights and shave point.

**Guest Room 12' 1" max 9' 11" min x 9' 11" (3.68m x 3.02m)**

Built in wardrobe, radiator, power points, ceiling light point and uPVC double glazed window to rear.

**Ensuite 7' 11" x 3' 10" (2.41m x 1.17m)**

White suite incorporating walk in shower, pedestal wash basin and low flush W.C. uPVC double glazed window to rear, heated towel rail, shaving point, extractor vent and inset ceiling lights.

**Bedroom Three 9' 0" x 10' 2" (2.74m x 3.10m)**

Built in wardrobe, power points, uPVC double glazed window to front, radiator and ceiling light point.

**Bedroom Four/Study 8' 10" x 9' 8" (2.69m x 2.94m)**

Power points, uPVC double glazed window to front, radiator and ceiling light point.

**Second Floor Landing**

Airing cupboard housing pressurized hot water cylinder, radiator, ceiling light point, power point and panelled doors off to: -

**Bedroom Five 14' 3" x 10' 1" (4.34m x 3.07m)**

Built in cupboard, uPVC double glazed window to front, radiator, access to loft and ceiling light point.

**Bedroom Six 14' 6" max x 9' 5" (4.42m x 2.87m)**

Built in cupboard, uPVC double glazed window to front, radiator and ceiling light point.

**Shower Room 6' 5" x 7' 11" (1.95m x 2.41m)**

Walk in shower, pedestal wash basin and low flush W.C. Tiled splash backs, uPVC double glazed window to rear and heated towel rail, shaver point, extractor vent and inset ceiling lights.

**Garage 19' 9" x 9' 6" (6.02m x 2.89m)**

Up and over door, power points, door to garden, uPVC double glazed window to rear and ceiling light point.

**Outside**

There is an enclosed garden to the rear including artificial lawn, generous patio and eight people hot tub (included in sale). There is a driveway to the side.

**Services**

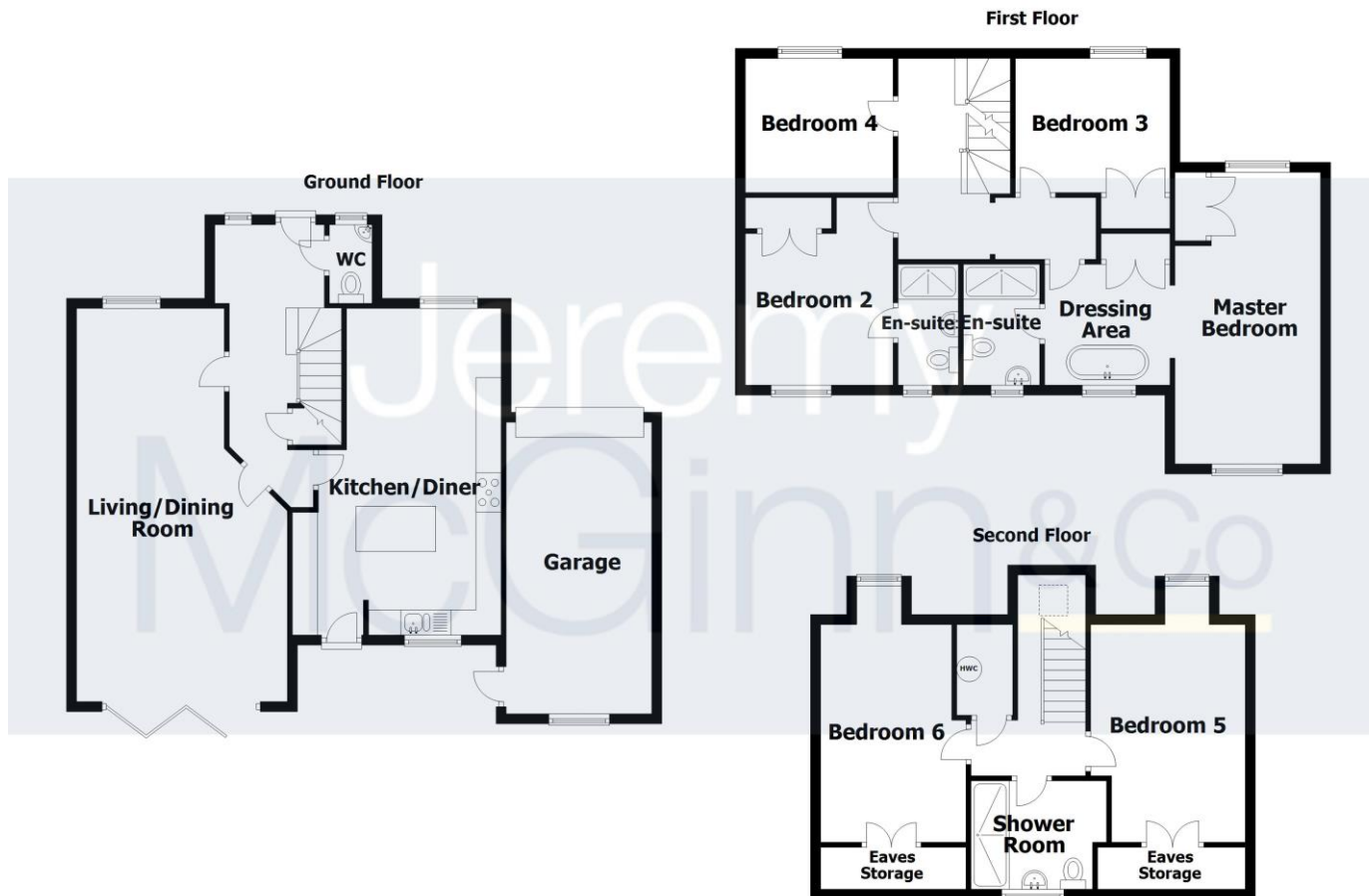
We have been advised that all services are connected to the property and should be checked with solicitors before exchange of contracts

**Tenure**

We understand that the property is Freehold. However, we advise all interested parties to obtain verification through their Solicitors or Surveyor.

**Local Authority**

Stratford on Avon DC – Council Tax Band G



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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