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11, Muntjac Drive, Stratford upon Avon

Price Range
£595,000



The impressive four-bedroom former Showhouse boasts a high specification standard, incorporating Neff appliances, Villeroy & Boch suites, Hansgrohe showers, and Pocolanosa tiling. The accommodation affords Reception hall, guest cloakroom, spacious living room, dining kitchen, and three first-floor bedrooms, accompanied by a luxury family bathroom, a top-floor bedroom suite approached by a study area, with a private balcony, dressing area, and a luxury en-suite. There is a landscaped south-facing garden, a long driveway, and a generous single garage. NO UPWARD CHAIN. Energy rating B

Location

Muntjac Drive is located just off Loxley Road and forms part of a select development known as Consilio, which is a collection of individually designed residences by master builders Spitfire Homes,

Stratford-upon-Avon is a fantastic location with a wealth of amenities and plenty of activities for all ages. It is considered the region's cultural centre being Shakespeare's birthplace and home to the Royal Shakespeare Company. All your daily needs are well catered for on the High Street with household names such as Marks and Spencer & Boots, alongside locally-run boutique shops. There are two major supermarkets just a short drive away and The Maybird centre provides additional shopping facilities. For the active, there is a well-equipped leisure centre complete with a swimming pool. The town also has a golf course and race course and there are further race courses at Cheltenham and Warwick. The area is well served by schools including The Croft Prep School, King Edward Grammar School for Boys, Shotton Grammar School for Girls, and Stratford High School. Warwick and Leamington Spa are also nearby and



provide additional shopping facilities and schools including Warwick Boys School, Warwick Prep School, and King's High School in Warwick and in Leamington Spa, Kingsley School for Girls, and Arnold Lodge School. Stratford offers great connections by both road and rail providing good access for the commuter or the adventurer with easy access to the M40 and Stratford Parkway, Stratford-upon-Avon Station as well as a short 20-minute drive from Warwick Parkway Station.

Reception Hall

Coir matt, porcelain tiled floor with underfloor heating, downlighters, touch control digital thermostat. Understairs communication/storage cupboard with power and light. Oak doors with chrome furniture lead to:





Guest Cloakroom

Having a Villeroy & Bosch white suite comprising WC with a concealed push button system, vanity wash hand basin with storage beneath, downlighters, matching tiled floor, and a double glazed window to front aspect.

Spacious Living Room

17'10" x 19'1" narrowing to 13'6" (5.46m x 5.82m narrowing to 4.12m)

With the continuation of the matching tiled floor with underfloor heating, two ceiling light points, full height, bespoke storage wall providing ample shelving and cloaks/storage space. Wall mounted touch control thermostat, two internal glazed screens to the kitchen enabling the flow of natural light, Two double glazed windows to the rear aspect, and double glazed bi-fold doors provide access to the landscaped rear garden.

Dining Kitchen

16'3" x 9'10" (4.97m x 3.00m)

Which has a sleek range of base and eye-level units with marble worktops and upturns. Inset Abode stainless steel sink unit with mixer tap. Integrated dishwasher and washer dryer, Neff induction hob with a concealed pull-out extractor system over. Neff electric oven and combination oven over, integrated fridge/freezer. Downlighters, matching tiled floor with underfloor heating, and a double glazed window to the front aspect.

From the Reception Hall, stairs with Oak and glass balustrade rise to:

First Floor Landing

Built-in Linen Cupboard with electric light and bespoke storage shelving, downlighters. Oak doors to:

Bedroom Two

12'0" x 10'5" (3.68m x 3.20m)

Built-in full height mirror fronted wardrobes and a double glazed full height window to the front aspect.

Bedroom Three/Second Sitting Room

10'7" x 10'5" (3.25m x 3.20m)

Having a built-in display/storage wall with space for a wall-mounted TV, radiator, and a double glazed window to the rear aspect.

Bedroom Four

10'0" x 7'1" (3.06m x 2.17m)

Radiator, TV aerial point, and a double glazed window to rear aspect.

Family Bathroom

Villeroy & Bosch suite comprising wall hung wash hand basin, WC



with a concealed push button cistern, bath with Hansgrohe mixer tap and shower attachment, glass shower screen. Complementary tiled splashbacks and floor, flush mirrored medicine cabinet with an illuminated display area beneath, shaver point, downlighters, and extractor fan.

Study Area

8'2" x 7'1" (2.49m x 2.16)

Radiator, downlighter, double glazed window to front aspect, and a matching Oak staircase with glass balustrade rises to the:

Top Floor Primary Bedroom Suite

15'3" x 13'5" (4.66m x 4.10m)

This impressive bedroom features a high angled ceiling, radiator, TV aerial point, built-in storage cupboard with bespoke fitting shelving, ceiling light point, and digital thermostat control. Opening to the

Dressing Area and double-glazed, double-opening doors with matching side screens allow access to the:

Private Balcony

Enjoying elevated views towards the recreation area and countryside beyond, With an overhang and a composite deck floor, external light, and a galvanized steel and glass balustrade.

Dressing Area

9'6" x 5'8" (2.92m x 1.75m)

Built-in full height mirror fronted sliding door wardrobes providing ample hanging rail and storage space, double glazed window to the rear aspect. Door to:

Luxury En-Suite

Villeroy & Bosch white suite comprising wall hung wash hand basin,

WC with a concealed push button cistern, mirrored medicine cabinet with an illuminated display area beneath, shaver point. Chrome heated towel rail, complementary tiled walls, and floor. Large wide tiled shower enclosure with hansgrohe shower system and a glass sliding folding shower screen. Door to:

Walk-In Eaves Storage Area

With storage shelf and hanging rail below, ceiling light point.

Outside

There is a generous driveway to the side and a pedestrian gate leads to the rear garden

Single Garage

Having an electric door with an electric car charging point.





Landscaped Rear Garden

Which enjoys a southerly aspect, with attractive grey paving, lawned section, and low maintenance stocked borders.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Post Code

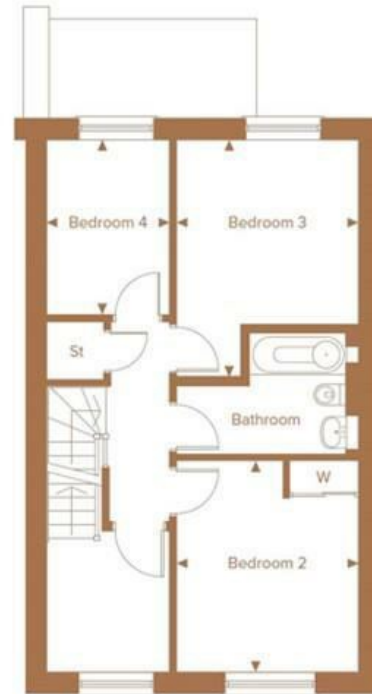
CV37 7FN

Council Tax

Band "F" Stratford District Council



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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