22 Saxon Close, Stratford-upon-Avon, Warwickshire, CV37 7DX

- Highly sought-after quiet cul-de-sac location
- Walking distance to the town centre
- Entrance hall and refitted cloakroom
- Spacious sitting room with bay window
- Separate dining room overlooking the garden
- Fitted kitchen with adjoining utility room
- Four well-proportioned bedrooms
- Refitted en-suite shower room and family bathroom
- Off-road parking and garage with electric door
- Front garden and private enclosed rear garden

4 2 2

£515,000

Situated in a highly sought-after and peaceful cul-de-sac, this well-maintained four-bedroom detached residence is within easy walking distance of the town centre and offers spacious family accommodation throughout. The property benefits from two reception rooms, two refitted bathrooms, utility room, garage and driveway parking, private gardens, and offers excellent potential for extension, subject to the necessary planning permissions.

ACCOMMODATION

Entrance hall with stairs to first floor. The refitted cloakroom comprises a WC and wash hand basin. The sitting room features a square bay window providing excellent natural light, and an attractive electric fireplace. Dining room, with views over the rear garden and sliding patio doors opening onto the patio. The kitchen is fitted with a range of cupboards and work surfaces, sink, four-ring electric hob with oven and grill below, and space for a fridge/freezer. The utility room provides additional storage together with space and plumbing for a washing machine.

On the first floor, the landing provides access to the loft space. The principal bedroom benefits from a refitted en-suite shower room comprising a WC, wash hand basin and enclosed shower cubicle. There are three further well-proportioned bedrooms, all served by the refitted family bathroom, which is fitted with a WC, wash hand basin and a double-ended bath with shower over.

Outside, the front of the property offers block-paved off-road parking leading to the garage, which benefits from an electric up-and-over door. The remainder of the front garden is laid to lawn, with gated side access to the rear. The private rear garden is predominantly laid to lawn with mature trees, enclosed by timber fencing, and provides an excellent space for outdoor entertaining and family enjoyment.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: Vodafone 62% insert provider (Checked on Ofcom Jun26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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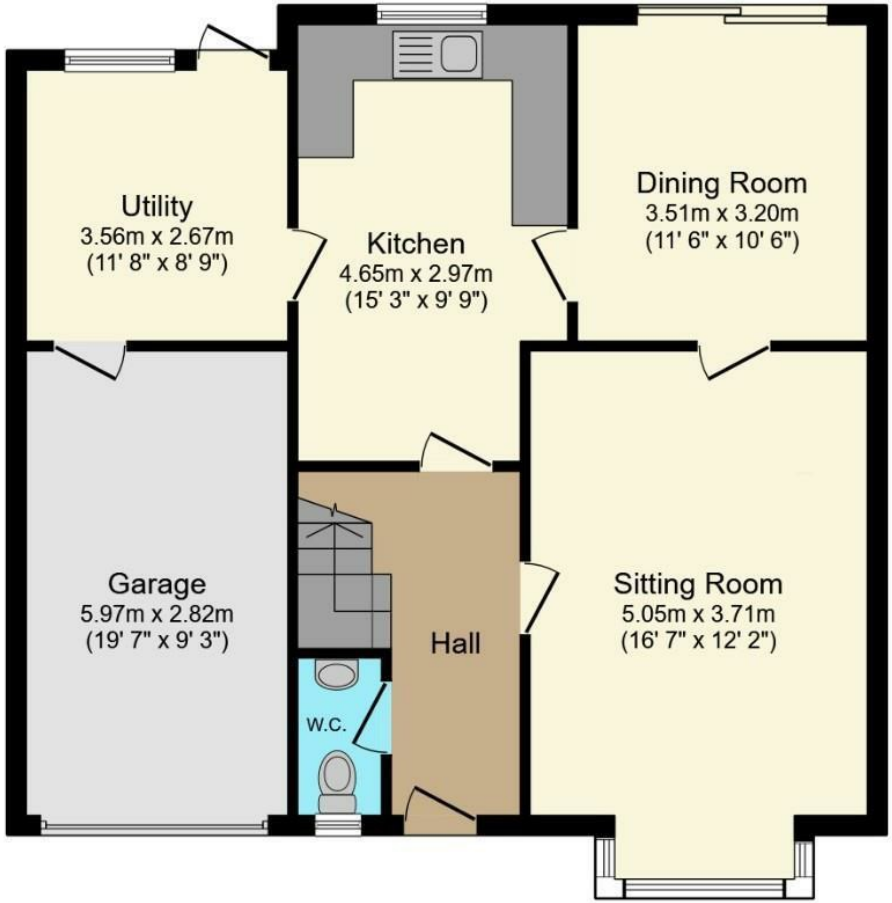
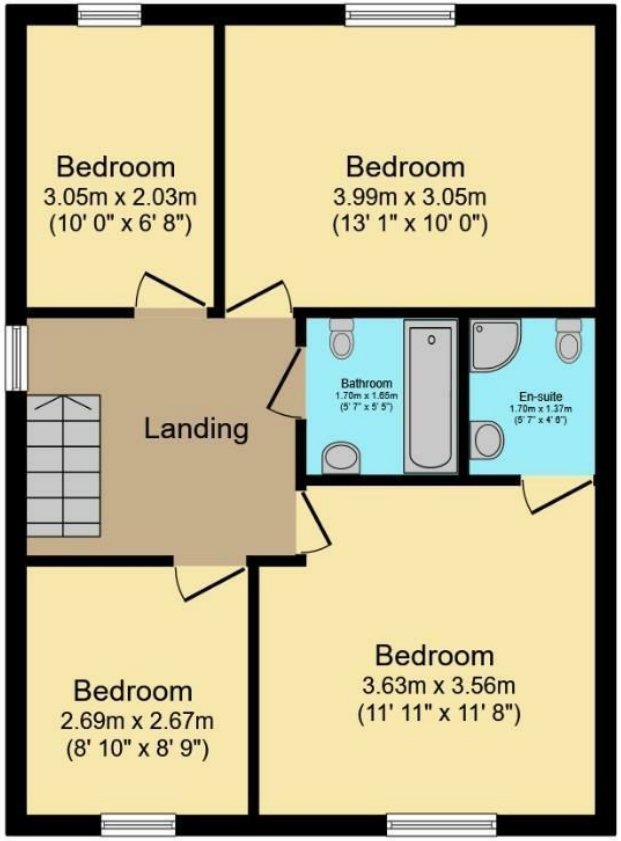


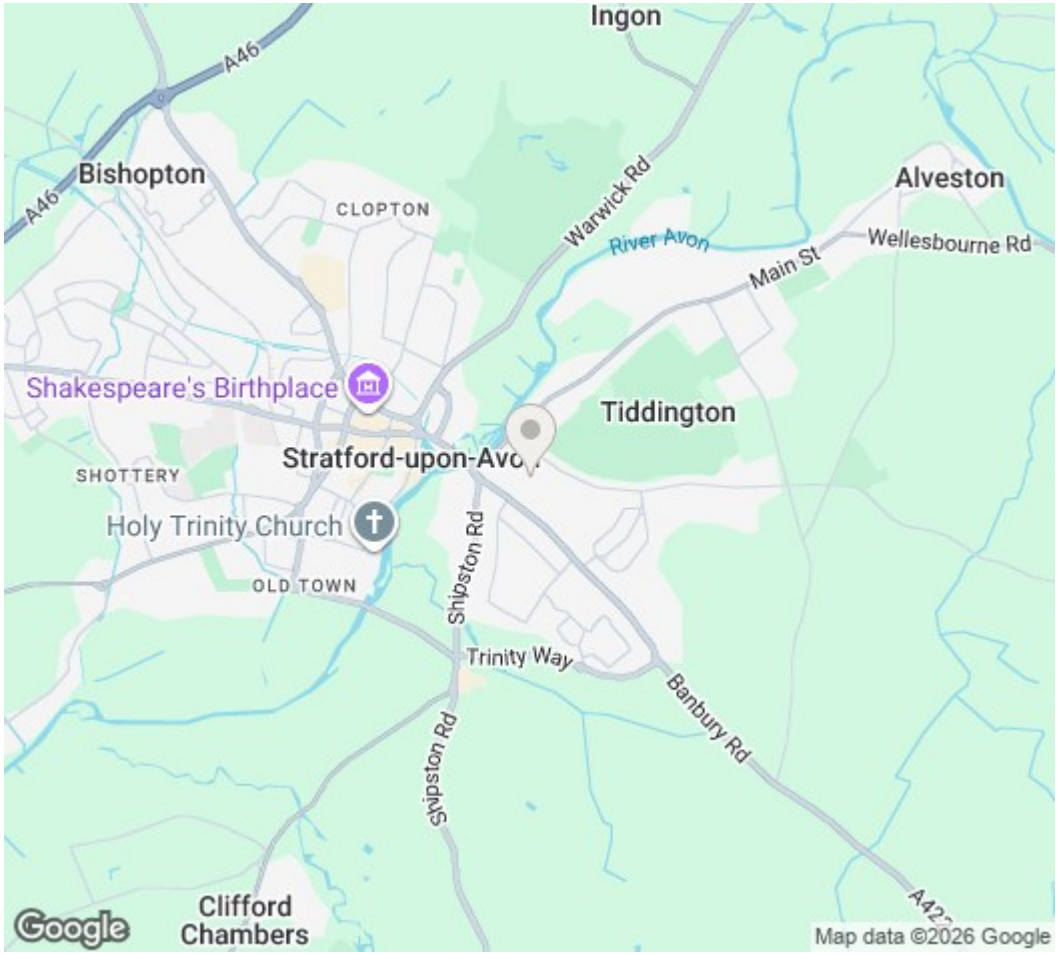
Ground Floor



First Floor

Total floor area: 133.5 sq.m. (1,437 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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Peter Clarke
Winkworth