



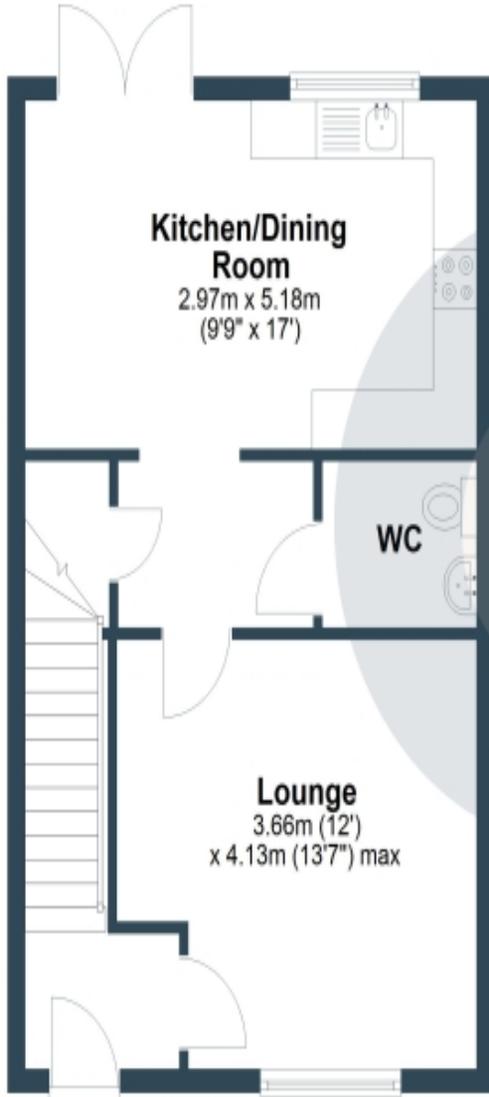
Hewlands Crescent, , Stratford-upon-Avon, CV37 9YD

Fixed Price £320,000



Ground Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



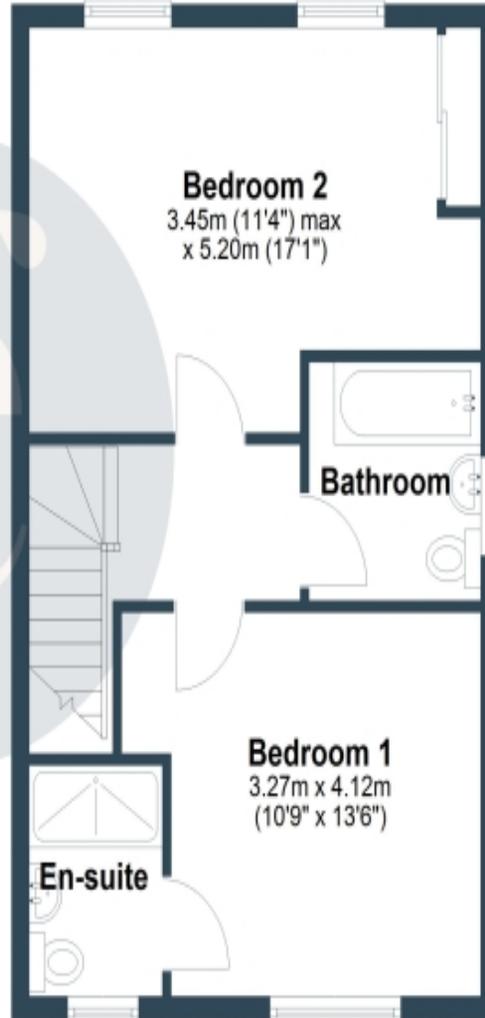
Kitchen/Dining Room
2.97m x 5.18m
(9'9" x 17')

WC

Lounge
3.66m (12')
x 4.13m (13'7") max

First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



Bedroom 2
3.45m (11'4") max
x 5.20m (17'1")

Bathroom

En-suite

Bedroom 1
3.27m x 4.12m
(10'9" x 13'6")

Total area: approx. 86.2 sq. metres (928.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This is not your normal two-bedroom home, be prepared, you will fall in love with the perfect blend of style and comfort.

Not only is it beautifully presented, but the accommodation throughout is well-proportioned, including two double bedrooms. Ideal for a first-time buyer looking to step onto the property ladder.

Nestled on the edge of a recently built development that is already highly regarded, known as "The Chancery". Number 18 enjoys a discreet position set behind a private driveway offering a larger than average plot and parking for two cars side by side.

What we love about this modern home is the high specification and the upgrades that our clients have invested in, creating a house you will definitely want to call home.

Built by Bovis Homes just 2 years ago, the property still has 8 years remaining on the NHBC, offering extra peace of mind to the lucky new owner.

Once you have arrived at the property, you can park on your double-width driveway and access the property via the pathway to the front door and into the inviting entrance hall.

The sitting room is positioned at the front of the property with a private aspect. Finished with Karndean flooring and neutral decor. Via an inner hall is a useful cloak cupboard for storage of all your coats, boots, and the Hoover! Also, a cloakroom/WC.

The breakfast kitchen runs the full width of the back of the property and offers ample space for dining and cooking! With the convenience of the French doors onto the garden, this is ideal in the summer months for taking the dining alfresco! Having a range of matching wall and base units with under-cupboard lighting and integrated BOSCH appliances, including a four-ring gas hob, electric oven, fridge freezer, dishwasher and washing machine.

The ground floor boasts Karndean flooring throughout.

Upstairs are two double bedrooms positioned at the front and the rear of the property. The master bedroom enjoys an en-suite shower room and a front aspect. Bedroom two boasts built-in wardrobes with sliding doors and views over the garden. Completing the first floor is the family bathroom with a shower over the bath and Porcelain tiling, and a heated towel rail.

Outside is a landscaped garden laid to lawn with a patio and pebbled seating area. Offering colourful planted borders and a private spot for enjoying having guests visit. Useful garden shed. Enclosed by fencing with side gated access to the driveway for two cars. There is also a pretty planted side garden adjacent to the parking, to add to the all-year-round kerb appeal.

Viewing is an absolute must to appreciate this stunning home's presentation and size!

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ. Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate. Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

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