

Peter Clarke



20 Lancaster Way, Stratford upon Avon, CV37 5AA

- Built in 2022 by Cala Homes
- Only one owner since new
- Immaculately presented throughout
- Larger than average garden
- Located off a private shared driveway



Offers Over £385,000

Built in 2022 by CALA Homes, this three bedroom detached home and is immaculately presented throughout and offers a wonderful light, kitchen/family room at the rear that leads onto a larger than expected garden. Located on the edge of a popular new estate, this property offers easy access to both Stratford upon Avon and the Cotswolds.

ACCOMMODATION

Entrance hall with door to storage cupboards. Cloakroom with wc, wash hand basin, wall mounted heated towel rail. Kitchen/breakfast room with range of wall, base and drawer units with quartz work surface over and including one and a half bowl sink unit, integrated four ring induction hob with overhead extractor, integrated dishwasher, oven, washing machine and fridge freezer. The family area has velux roof lights and double doors to garden. Sitting room.

Landing with door to storage cupboard. Main bedroom with built in wardrobe. En suite with shower cubicle, wc and wash hand basin with storage under, wall mounted heated towel rail. Two further bedrooms. Bathroom with white suite comprising bath with shower over, wc and wash hand basin with storage under, wall mounted heated towel rail.

Outside to the rear is a paved patio leading to a lawned garden with further paved area at the rear housing a large summer house. This house benefits from additional garden space behind the garage making it wider than average. Gated side access to the front, pedestrian door to garage. To the front is a larger than average single garage with power and light and pitched roof allowing for additional storage into the eaves. Tarmacadamed driveway to the front for two cars, which is accessed via a shared private drive.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is a communal maintenance charge of approximately £205 pa. 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.

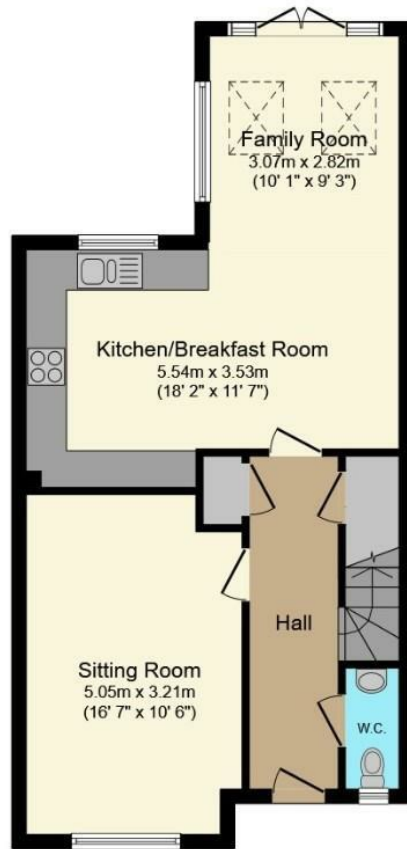
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

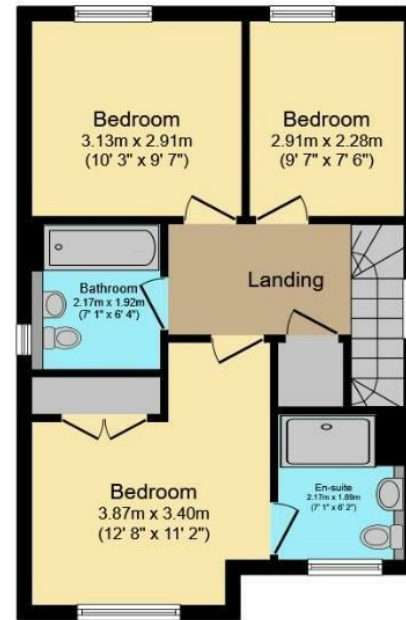
VIEWING: By Prior Appointment with the selling agent.



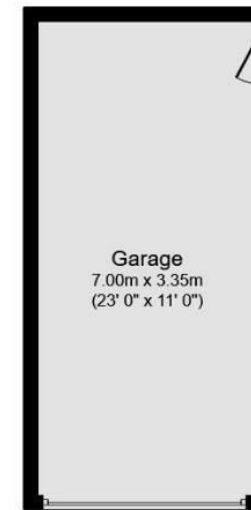
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Ground Floor
Floor area 55.2 sq.m. (595 sq.ft.)



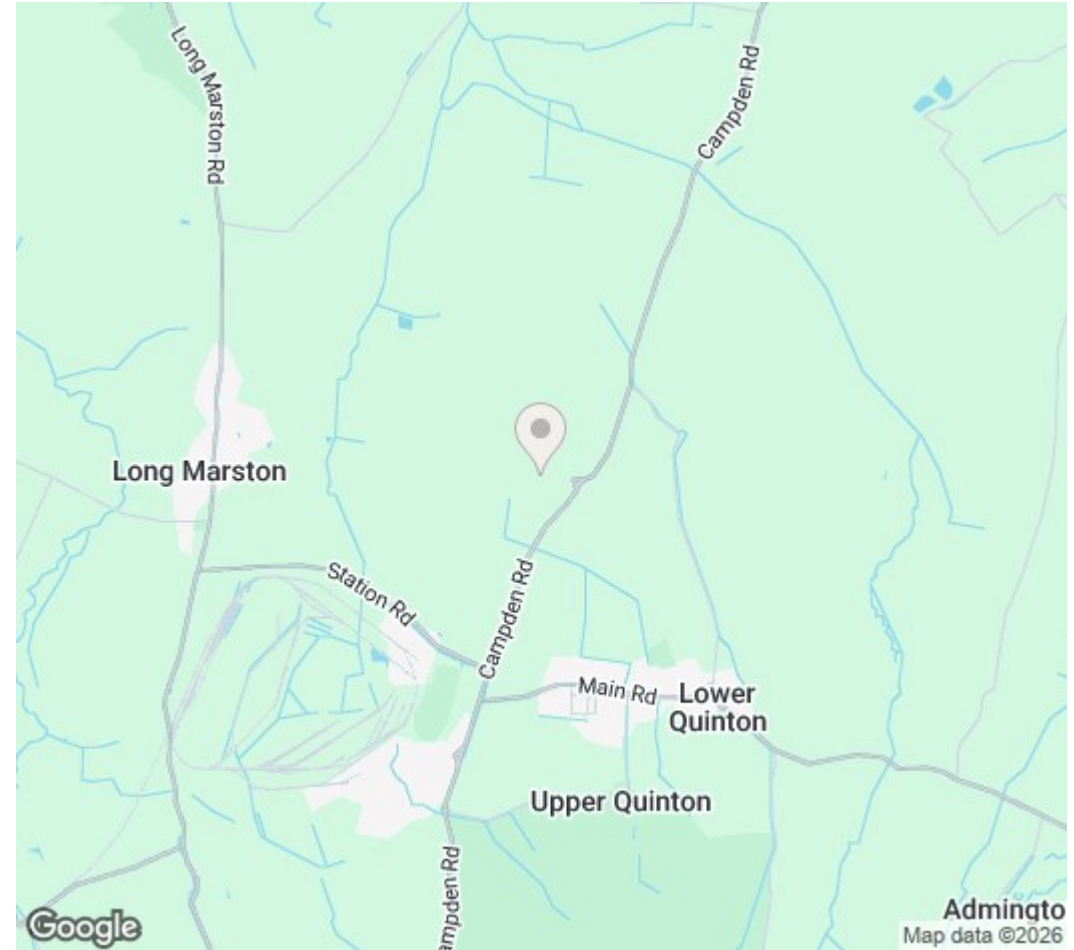
First Floor
Floor area 46.3 sq.m. (498 sq.ft.)



Garage
Floor area 22.9 sq.m. (247 sq.ft.)

Total floor area: 124.5 sq.m. (1,340 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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serving South Warwickshire & North Cotswolds

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