


Peter Clarke



4 Waterloo Rise, Stratford-upon-Avon, CV37 7HL



  
Denotes restricted head height

Approximate Gross Internal Area  
Ground Floor = 88.81 sq m / 956 sq ft  
First Floor = 102.06 sq m / 1099 sq ft  
Garage = 33.92 sq m / 365 sq ft  
Total Area = 224.79 sq m / 2420 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



- Popular residential area south of the river
- Quiet cul de sac
- Executive five bedroom detached property
- Two bedrooms with en suite bathrooms
- Main bedroom with dressing area
- Three reception rooms
- Double garage and driveway



£775,000

Tucked away in the corner of a quiet cul-de sac, is this executive five bedroom detached home with three reception rooms, two en-suites and a double garage. Located in a popular residential area South of the River and in the catchment for the Ofsted 'Good' rated Bridgetown Primary School, this home offers flexible and versatile accommodation ideal for modern day family living

## ACCOMMODATION

### ENTRANCE HALL

with door to storage cupboards.

### CLOAKROOM

with wc and wash hand basin.

### STUDY

### INNER HALL

with stairs to first floor.

### SITTING ROOM

coal effect gas fire with decorative surround and mantle over, dual aspect with bay window to front and sliding doors to garden.

### DINING ROOM

sliding doors to garden.

### BREAKFAST KITCHEN

matching wall, base and drawer units with work surface over, and including one and a half bowl sink and drainer unit, integrated four ring gas hob with overhead extractor, integrated oven and grill, dishwasher and under counter fridge. Space for additional free standing fridge freezer.

### UTILITY ROOM

base units with work surface over and including stainless steel sink and drainer unit, space for washing machine, wall mounted boiler, door to garden.

### GALLERIED LANDING

loft access and door to over stairs storage cupboard housing the hot water tank.

### MAIN BEDROOM

### DRESSING AREA

with built in wardrobes.

### EN SUITE BATHROOM

with five piece suite comprising bath, shower cubicle, bidet, wc and wash hand basin.

### BEDROOM TWO

built in wardrobes, secondary loft access.

### EN SUITE SHOWER ROOM

with shower cubicle, wc and wash hand basin.

### THREE FURTHER BEDROOMS

### FAMILY BATHROOM

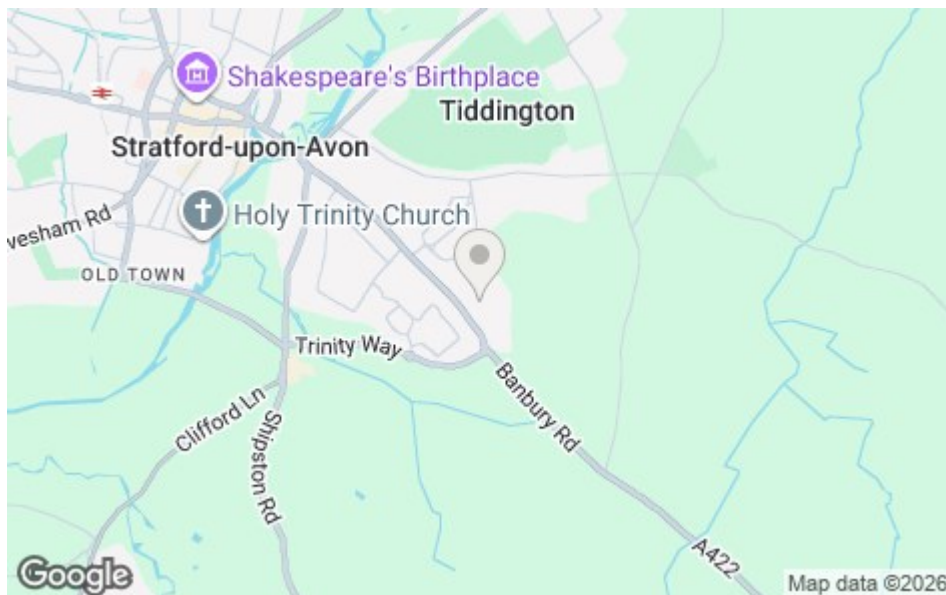
bath with shower over, wc and wash hand basin.











## OUTSIDE

To the front is a shared driveway, and gated side access to rear. To the rear is a garden mainly laid to lawn with a paved patio area, and enclosed by fencing and hedge borders. Pedestrian door to the garage.

## DOUBLE GARAGE

with up and over doors, power and light.

## 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.

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

**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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