



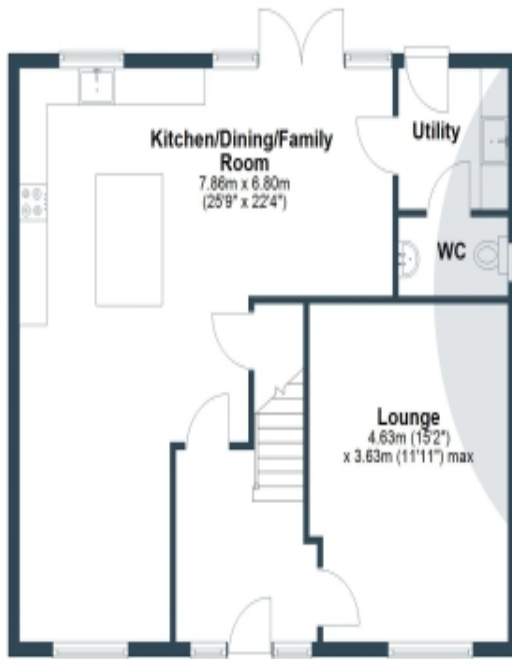
Heron Drive, , Stratford-upon-Avon, CV37 8YH

Offers In Excess Of £550,000



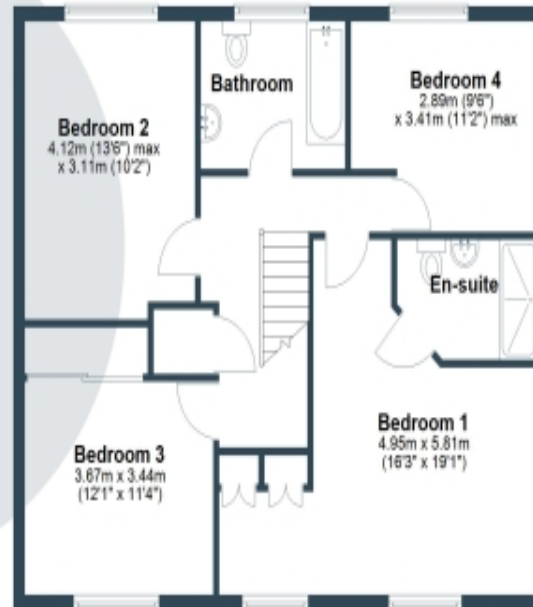
Ground Floor

Approx. 89.6 sq. metres (964.0 sq. feet)



First Floor

Approx. 73.6 sq. metres (792.0 sq. feet)



Total area: approx. 163.1 sq. metres (1756.0 sq. feet)

Where do we begin with this exquisite home? Maybe with the kerb appeal as you approach the property boasted by the double fronted aspect. Or perhaps the attention to detail and high-quality finish of this home as well as the numerous upgrades that have been done. The list is endless.

Built by the highly regarded 'Redrow Homes' only 4 years ago, not only is this home still in immaculate condition but it also has 6 years NHBC Warranty remaining and boasts an array of upgrades chosen by the current owners. A true turnkey home for any owner to move straight in with their bags and unpack.

As you enter the home you are welcomed into a light and spacious entrance hall. From here your eyeline is naturally drawn to the open plan family room. A room that you could spend all day in, cooking, socialising, relaxing, even enjoying an evening glass of wine with friends, there is space for it all. The front of the home enjoys shutters fitted by 'Hillary's Blinds' to provide privacy and elegance to the home.

The family room is an L shape room that enjoys dual aspect from the front to the back of the home as well as spanning the whole width of the rear of the property. French doors opening out onto the garden, with south facing aspect, allows light to flood the room all day long, as well as creating the perfect set up for indoor/outdoor living. This room consists of a fully upgraded kitchen including Silestone work surfaces, LVT Flooring, Premium Shaker Style Cupboards and Siemens appliances. There is ample space for separate living and dining areas too.

Discreetly situated to the right of the family room is a utility room with space for a washing machine and tumble dryer under the Silestone worktop, pedestrian access to the garden and access to a W.C.

To the front of the property is a spacious reception room that is currently used as a living room, perfect to cosy down of an evening with a hot chocolate and a film. This room could also be repurposed as a playroom for the children, depending on your style of living.

One key feature of the home is that it benefits from a dual radiator system (split zone) to separate upstairs and downstairs.

As we arrive on the first floor we have four generous sized bedrooms, ideal for an expanding family or for hosting guests. Two bedrooms have ample built in wardrobe space as well as the master suite having an ensuite shower room. The ensuite has been upgraded to include tiling from floor to ceiling, making cleaning a lot easier, a 'Mira' Shower controller, allowing you to turn the shower on and off from outside the shower and the addition of a mirrored wall cabinet for additional storage. The family bathroom which consists of a shower over the bath has also been upgraded with additional tiling.

The space and proportion of this home have been well thought out and will make for a very easy, turnkey move for any new owners.

Outside is a detached single garage with up and over door, power and lighting. Tandem driveway for two cars. The rear garden has been landscaped by the current owners and is mainly laid to lawn with a planted border, fully stocked with shrubs, and a porcelain patio. Over the porcelain patio is a veranda with tinted glass to help provide shade from the sunny garden. The South Facing aspect makes the garden an enjoyable place to be all day long.

The current owners have improved the efficiency of the home by adding 9x solar panels that are owned outright by the property. Each panel is 405 K/W and there is a battery that stores 5.32 K/W allowing you to use the energy even when the sun is not shining. On average solar panels generate 3368 K/WH per annum.

Viewing is an absolute must to visualise how easy life can be in this home and to truly appreciate the high-quality finish.

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.

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Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF
www.emmafranklinstateagents.co.uk