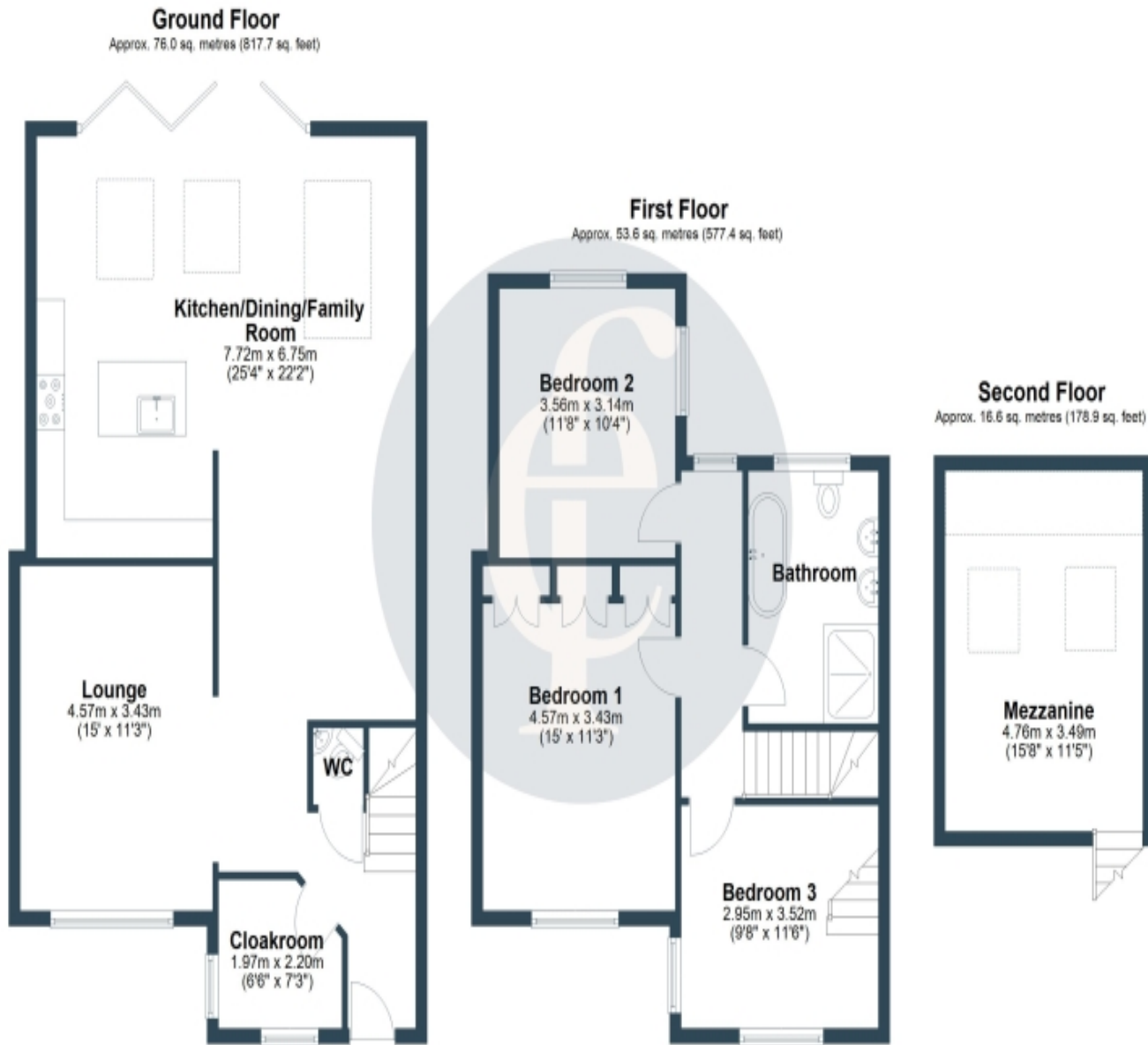




Shipston Road, , Stratford-upon-Avon, CV37 7LW

Offers In Excess Of £675,000





Total area: approx. 146.2 sq. metres (1574.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A handsome three-bedroom home situated South of the River Avon, a short stroll from the town centre. This period home offers a perfect blend of period charm and a contemporary finish. We love the attention to detail that the client has given to this elegant home.

The current owners have improved this stunning home during their six years of ownership and created a stylish haven with great spaces for entertaining and being with the family. The little touches that make a house a home, this property has them all, from period style radiators, stylish shutters, to the abundance of windows. timber internal doors, brushed chrome switches, and beautiful decor and fittings. This is a home you can be proud to call your own.

Not many homes can state a claim of being so close to the centre and having the added benefit of parking for two/three cars. No need to worry about permits here!

As soon as you arrive at number 75, you are welcomed into the warmth of the accommodation that shares neutral and rich tones with a nod towards an industrial touch.

The property ticks all your boxes, including a very social hub of the home in the way of the kitchen, generous first-floor accommodation, and a beautiful, private, sunny garden. We recommend viewing sooner rather than later.

Once through the front door, the accommodation offers a spacious sitting room that is open to the hallway, but still has an element of being a private room; doors could be added, but the open plan feel is fitting to the layout. Throughout the ground floor is an oak veneer offering a natural flow through to the open-plan kitchen.

The gem in the crown is the large, "L" shaped family dining kitchen offering a range of matching wall and base units with Quartz worksurfaces and a large central island ideal for casual dining. Integrated is a five-ring gas hob, electric double oven, washing machine, wine fridge, and dishwasher. Enjoying a sunny light aspect via a roof lantern, drenching the room with natural light, together with two Velux rooflights. The bi-fold doors open the full width of the property, inviting the garden inside and creating a perfect entertaining space for Alfresco dining. There is ample space for dining, cooking, and relaxing.

Completing the ground floor is a cloakroom with fitted shelving and a cloakroom/W.C.

Upstairs is a generously proportioned space with so much to offer. The master bedroom is positioned at the front of the house and boasts fitted wardrobes to one wall and air-con, what a treat for the hot summer evenings! The guest bedroom is another double room and is positioned at the rear of the property and offers open views over the garden.

The third bedroom is a little bit special, as it offers a mezzanine space above, accessed via a staircase. Having the duplex space, it is versatile in its use. Maybe a bedroom and a sitting room for a mature relative or a teenager retreat, a study work space above a bedroom, the ideas are endless.

Completing the first floor is a boutique hotel-style bathroom with a luxurious four-piece suite including a freestanding clawfoot bath, a shared his and hers wash hand basin with dual taps, W.C, and a walk-in shower with rainfall shower. Slate tiled flooring and a period-style heated towel rail. This certainly does add to the wow factor of this beautiful home.

The rear garden complements the property perfectly, being mainly laid to lawn with a generous decked area with a timber pergola over a proportion. Planted shrubs and hedging. Enclosed by a mixture of fencing and brick walling with a spacious shed with electrics and lights and a bike store to add to the convenience of a town centre home. Side access takes you to the driveway, offering parking for two/three cars.

Viewing is an absolute must.

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.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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