



**49 Dale Avenue, Stratford-Upon-Avon, CV37 7EW**  
**£675,000**

DETACHED DORMER BUNGALOW... THREE DOUBLE BEDROOMS... FIRST FLOOR MASTER EN-SUITE AND STUDY AREA... TWO GROUND FLOOR BEDROOMS... VACANT... NO UPWARD CHAIN... EXTENDED KITCHEN DINING ROOM... GROUND FLOOR SHOWER ROOM... MANAGEABLE REAR GARDEN... FLEXIBLE LIVING... OFF ROAD PARKING & GARAGE. Located on Dale Avenue in Stratford-Upon-Avon, this beautiful detached bungalow presents an excellent opportunity for those seeking a spacious and comfortable home. With NO UPWARD CHAIN, this property is ready for you to move in and make it your own.

The bungalow boasts three generously sized double bedrooms, providing ample space for family or guests. The first floor features a well-appointed double bedroom complete with a study area and an en-suite shower off, offering a private retreat. On the ground floor, you will find two additional double bedrooms, perfect for accommodating family members or creating a guest suite or an extra reception / dining room.

The heart of the home is the extended kitchen dining room, which is ideal for entertaining or enjoying family meals. As you enter the property, the large open vestibule hall adds to the sense of space and light throughout the property and the property is equipped with PVCu double glazing and gas central heating, ensuring comfort throughout the seasons.

Step outside to discover a private rear garden, a tranquil space for relaxation or outdoor gatherings. The property is conveniently located 'South of the river' and is within walking distance to the Town Centre, allowing easy access to local amenities, shops, and the rich cultural heritage that Stratford-Upon-Avon has to offer.

## Approach / Front Garden



Having a dropped kerb providing ample off road parking, decorative stone with hedged borders and walled fore-garden, pedestrian gates to each side of the property and

## Entrance Hall / Sun Lounge

17'5 x 10'5 (5.31m x 3.18m)



Being larger than average and a nice little sun trap, having airing cupboard off, seating area and doors leading off to:

## Bedroom Two

12'2 x 11'5 (3.71m x 3.48m)



Having a PVCu double glazed window to the front elevation and fully fitted mirrored wardrobes to the one wall.

## Family Bathroom

7'4 x 6'4 (2.24m x 1.93m)



Having a PVCu double obscure glazed window to the side elevation, walk-in double shower enclosure, pedestal wash hand basin, low level flush WC, extractor and tiling to all splash prone areas.

## Bedroom Three

13' x 10' (3.96m x 3.05m)



Having a PVCu double glazed window to the rear elevation.

## Sitting Room

20' x 10'9 (6.10m x 3.28m)



Having a PVCu double glazed window to the rear elevation, feature fireplace with inset 'real flame' gas fire, hearth, mantle and surround and open stairs that lead off to the first floor.

## Kitchen / Dining Room

29'4 x 9'7 (8.94m x 2.92m)



Having PVCu double glazed French doors that lead off to the rear garden area, two PVCu double glazed windows to the side elevations, two Velux windows to the ceiling, dining area, a range of wall, base and drawer units with roll top work surface over, breakfast bar, integrated dishwasher, integrated washing machine, integrated microwave, integrated waist height oven, four ring gas hob with extractor over, space for a fridge freezer, upstands and tiling to all splash prone areas.

## First Floor Landing / Study / Dressing Area



Having open balustrade, Velux window to the front elevation and door that leads to the:

## Master Bedroom

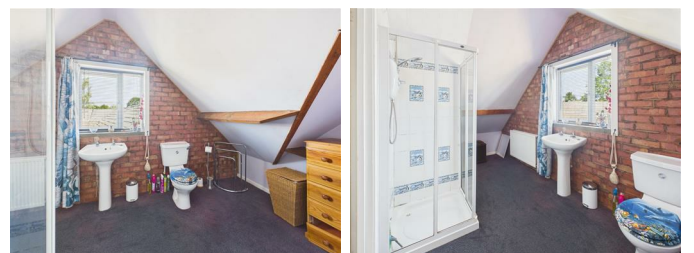
16'1 x 12'10 (4.90m x 3.91m)



Having a dormer PVCu double glazed window to the rear elevation, eaves storage, built-in storage / wardrobe and further door that leads to the:

## Master En Suite

14'9" max x 7'1" max (4.50m max x 2.16m max)



Having a PVCu double glazed window to the side elevation, walk-in shower enclosure, low level flush WC, wash hand basin, eaves storage and tiling to all splash prone areas.

## Rear Garden



Having fenced perimeters, planted mature borders paved patio areas, maintenance free artificial grass,

out side water tap and pedestrian gates to either side of the property that lead to the front elevation.

**Garage**

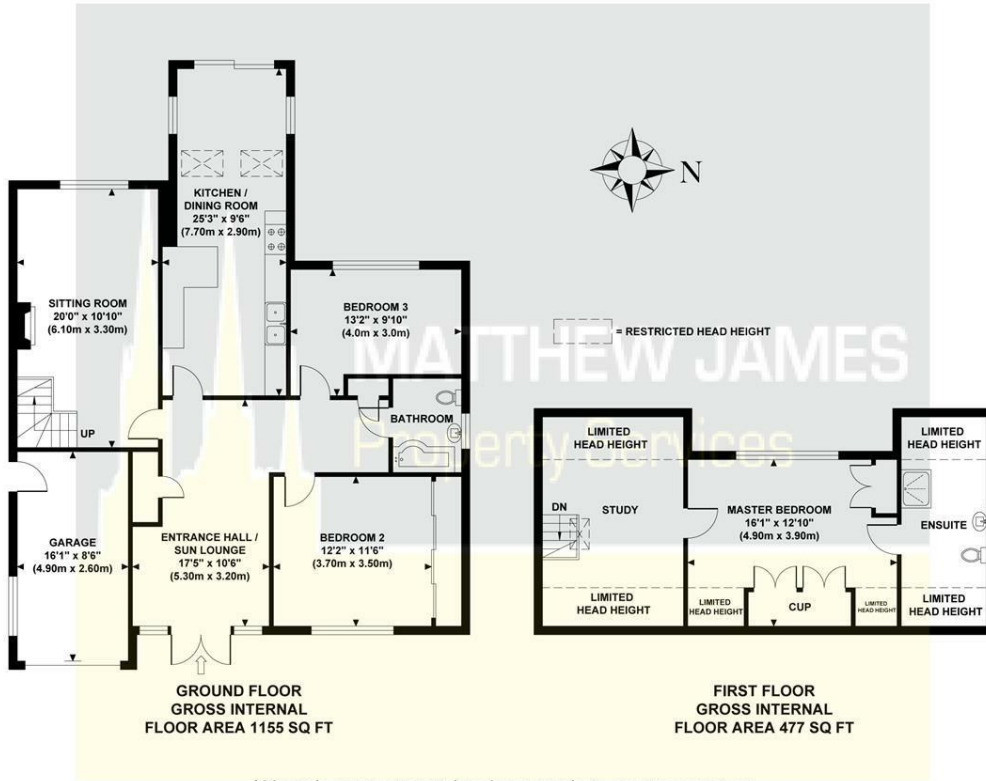
**16'1 x 8'7 (4.90m x 2.62m)**

Having an electric up and over roller door, power and lighting.

# Floor Plan

## 49 DALE AVENUE

Approximate Gross Internal Area 1632 sq ft / 151.60 sq m

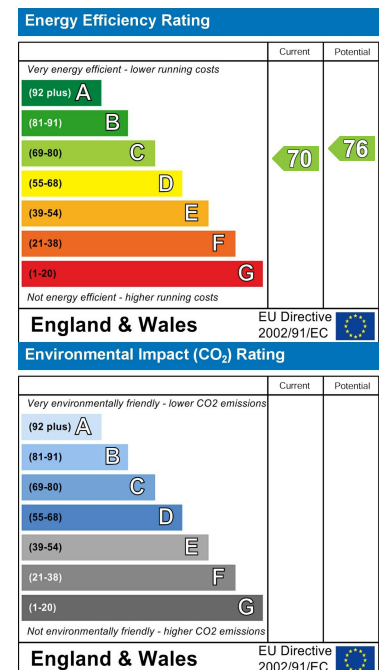


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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