



Alcester Road, , Stratford-upon-Avon, CV37 9DP

Offers In Excess Of £570,000



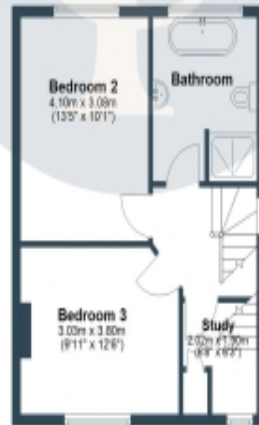
Ground Floor

Main area: approx. 85.4 sq. metres (704.2 sq. feet)
 Plus area: approx. 23 sq. metres (210 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



Main area: Approx. 135.2 sq. metres (1455.6 sq. feet)
 Plus area: approx. 33.8 sq. metres (364.5 sq. feet)

Second Floor

Approx. 28.8 sq. metres (308.1 sq. feet)



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

Stop scrolling, this could be one of the most stylish homes that you have ever seen! This is a dream turnkey home, within walking distance of the town centre. A perfect blend of charm and contemporary presentation. Set back from the highly regarded Alcester Road, a great location being within easy reach of the train station, local supermarket, High school, primary schools, and Stratford-upon-Avon town centre, less than a mile away. The current owners have transformed this family home, so it is unrecognisable from when they purchased the property in 2015, to include a sympathetically converted loft to create a master suite, a sanctuary to get away from the day-to-day life! Every inch of number 78 has been carefully considered, with no stone left unturned and a presentation that will leave you envious. Every room oozes style from floor to ceiling with clean, neutral lines and quality fittings throughout. It is immediately clear and hard to miss that our clients take a huge amount of pride in their home, and any new owner will be lucky to inherit such a stunning home. What boxes does this tick? Three double bedrooms plus a study? Yes tick! An open plan, large family dining kitchen, overlooking the garden? Yes tick! Ample parking for 3/4 cars? Yes tick! A separate, independent one-bedroom annexe? Yes tick! There is everything to love and nothing not to love about this period handsome home. Let's show you around in words.....Park on the driveway and pop through the porch to the welcoming hallway. You will instantly feel right at home, kick off your shoes, and pop the kettle on! Positioned at the front of the property is the cosy sitting room with a double-glazed bay window and bespoke handmade cupboards fitted to either side of the chimney breast. At the rear of the property is the hub of the home, the stunning open-plan family dining kitchen that creates a real wow factor. This offers ample space for dining, relaxing, and cooking, an ideal space for entertaining guests or being with the family. The central island offers a relaxed dining space or somewhere to pull up a stool and enjoy a glass of wine whilst chatting to the chef! The kitchen offers a range of wall and base units in two-tone contrasting colours. With an integrated five-ring gas hob, two electric eye-level ovens, and a microwave oven. Further fitted is a tall fridge, freezer, dishwasher, and wine fridge. The rear of the property is finished with bi-fold doors that open up the whole back of the home, inviting the garden inside. Drenched in natural sunlight via the two roof lanterns and the fully opening doors. Complementary period style tiling to the walls, including a feature brick effect wall and plank effect tiled floor, finishes this room perfectly. Completing the ground floor is a cloakroom/W.C that doubles up as a utility room, offering space for a washing machine and tumble dryer. The first floor enjoys two double bedrooms and a study ideal for a private WFH space. Both bedrooms have the use of the boutique hotel style four-piece bathroom, with a deep freestanding bath, walk-in double tray shower, low-level W.C., and a wash hand basin set into a vanity unit. The master suite is located on the top floor and does not disappoint, mirroring the style of the rest of the property. A generously proportioned room creating your very own sanctuary with fitted wardrobes, views over the garden, and an en-suite shower room. Boasting air conditioning that can also be used as a warm air source. The pretty rear garden has a decked seating area that naturally leads from the kitchen, creating a seamless dining space from the kitchen. The remainder is laid to lawn with side and rear gated access enclosed by fencing. With colourful planted borders. What makes this home even more special? The independent detached annex is positioned at the end of the garden. An ideal teenage space, a mature relative home, or as the current owners use it as an Airbnb to create a useful separate income. Accessed via either the side or rear gate, so people can come and go as they wish with no interruption to the main house. It boasts its own private garden enclosed by fencing. This offers everything you will need, finished to an elegant standard, creating an open plan sitting and kitchen area, double bedroom, and en-suite shower room. Ready and waiting for whatever you decide to use it for, your choice! Viewing is an absolute must to appreciate how special this family home is. We love it, and are sure you will too.

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