

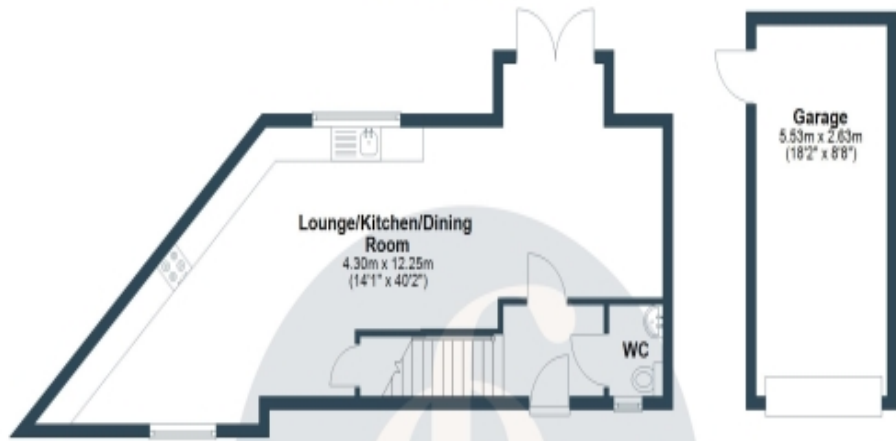


Congreve Way, , Stratford-upon-Avon, CV37 7JX

Offers In Excess Of £425,000



Ground Floor
Approx. 58.8 sq. metres (631.2 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



Second Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



Total area: approx. 138.2 sq. metres (1487.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

What a gem of a home! This family home is every meaning of the phrase "turnkey home." The current owners present their home to a "Show home" standard throughout and complement their accommodation with attention to detail, finishing touches, and contemporary decor with both neutral and rich tones throughout.

Number 15 is a perfect blend of convenience and comfort with welcoming open-plan accommodation that naturally flows from the inside to the outside. The rear garden has been thoughtfully landscaped with lawn, planted borders, and an aluminium pergola offering alfresco dining and a covered "chill out" area. This is absolutely the home for families to enjoy all year round entertaining.

Positioned on a corner plot on the edge of the desirable mature Trinity Mead estate, just South of the River Avon. The location offers easy access to the town centre on foot or by car and is conveniently located for local supermarkets and schools.

The accommodation offers huge versatility by being arranged over three floors, and all four bedrooms are light and airy as they all enjoy dual aspect and double or King-size bed spaces.

As you arrive at the property, you could be mistaken for thinking that you are viewing two properties, but you would be wrong; this is a larger-than-average home with a wide plot and build. The driveway offers ample parking for 3-4 cars, access to the single garage, and an EV car charger. In addition, there is a private, gated front garden with mature hedging and a small patio area to enjoy the sunshine.

The hallway welcomes you in and via double doors takes you through to the stylish accommodation and open plan kitchen, living space.

The dining kitchen runs the full width of the rear of the property and offers access to the garden via French doors set into a bay. The views are shared over the garden to the front and rear via numerous windows.

The kitchen offers ample space for cooking, dining, and relaxing. There is a range of matching wall and base units with integrated appliances, including an electric oven, induction hob, microwave, dishwasher, double fridge freezer. Complementary tiling to both the walls and floor, with the added luxury of underfloor heating.

Completing the ground floor is the cloakroom/W.C.

On the first floor are two double bedrooms, both naturally lit with an abundance of windows. Both enjoy an array of storage via fitted wardrobes. Both bedrooms share the use of the family bathroom, with fashionable fittings, a vanity unit, and a shower over the bath.

The second floor boasts two great proportioned bedrooms whilst sharing a Jack and Jill en-suite. Both bedrooms again enjoy a dual aspect and lots of natural light. The shower room has a double tray walk-in shower, vanity unit, and complementary tiling.

As previously mentioned, the outside mirrors the top-to-toe style of the interior. The rear garden has been designed to create a further sitting room, but outside! The aluminium pergola can be a cover or retracted to let the summer sun in. Ideal for a sofa, relaxing station whilst enjoying a BBQ. The remainder of the garden is laid to lawn, enclosed by fencing and side gate access. For added convenience is a pedestrian door leading to the garage.

Viewing is an absolute must, and we recommend arranging your appointment sooner rather than later.

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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