



8 Hopper Avenue, Stratford-upon-Avon, CV37 9GQ

- Lawrence home within walking distance of Stratford-upon-Avon town centre
- Bright and spacious open-plan kitchen-diner
- Three well-proportioned bedrooms
- Principal bedroom with built-in wardrobes and en-suite
- Private driveway providing parking for two cars
- Beautifully landscaped rear garden with summer house
- Excellent condition throughout and finished to a high specification
- Conveniently positioned for local bus routes and town-centre amenities
- Bespoke shutters fitted to selected rooms



£400,000

Nestled within walking distance of Stratford-upon-Avon town centre, this meticulously crafted Lawrence home offers an excellent blend of contemporary family living, stylish design and everyday convenience. With a bright open-plan kitchen-diner, separate lounge, three well-proportioned bedrooms, landscaped rear garden and private two-car driveway, this beautifully presented property is a superb turnkey home in Shakespeare's historic hometown.

ACCOMMODATION

Entrance Hall with useful storage cupboard. Cloakroom/WC fitted with a WC and wash hand basin. Kitchen/Diner, an impressive open-plan kitchen and dining space, providing ample room for a family dining table and ideal for entertaining. The kitchen is fitted with a one-and-a-half bowl sink with drainer, four-ring induction hob and extractor hood, together with a range of integrated appliances including dishwasher, washer/dryer and fridge freezer. French doors to the rear garden, allowing plenty of natural light into the space. Sitting Room featuring two windows, both fitted with attractive bespoke shutters.

First Floor Landing with useful storage cupboard. Bedroom One with built-in wardrobes. En-Suite with a large walk-in shower, wash hand basin, WC, heated towel rail and illuminated mirror. Bedroom Two with two windows. Bedroom Three. Bathroom comprising bath with shower over, wash hand basin, WC and heated towel rail.

Outside the rear garden has been thoughtfully landscaped to create a private and attractive outdoor retreat. Features include a raised sleeper flower bed, summer house, external tap and electric socket. The property benefits from a private driveway providing parking for two cars.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Sept 26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

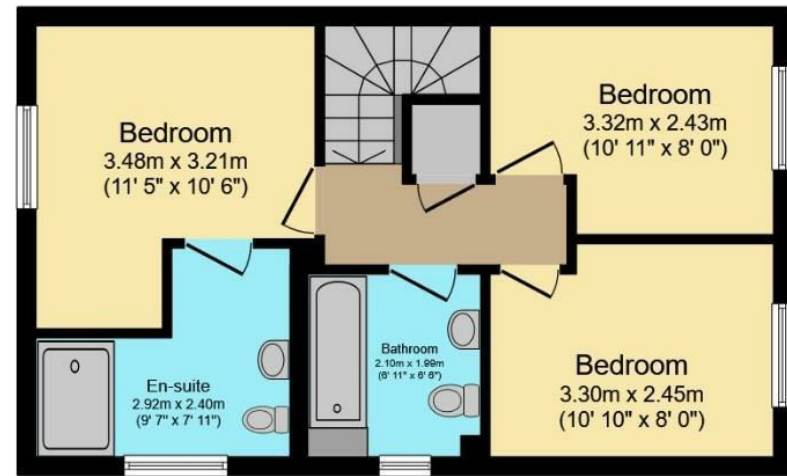
VIEWING: By Prior Appointment with the selling agent.



Stratford-upon-avon



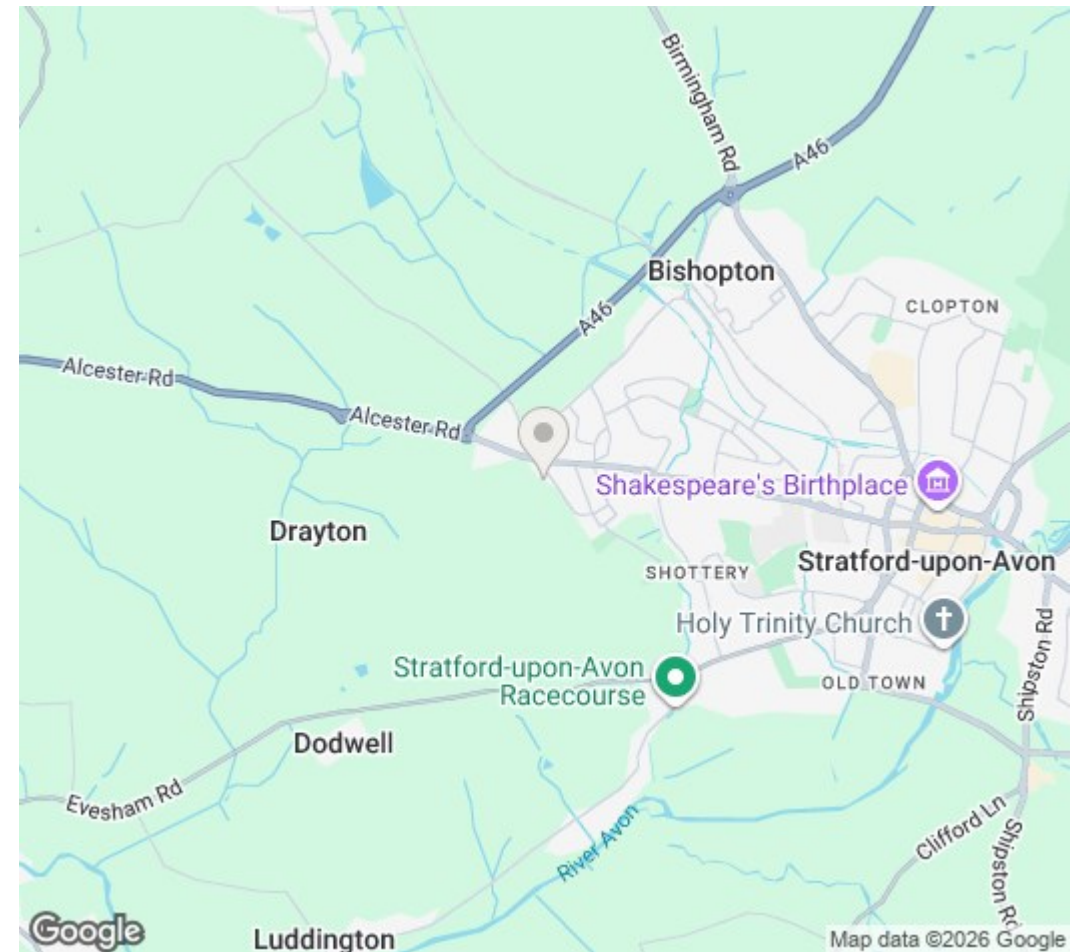
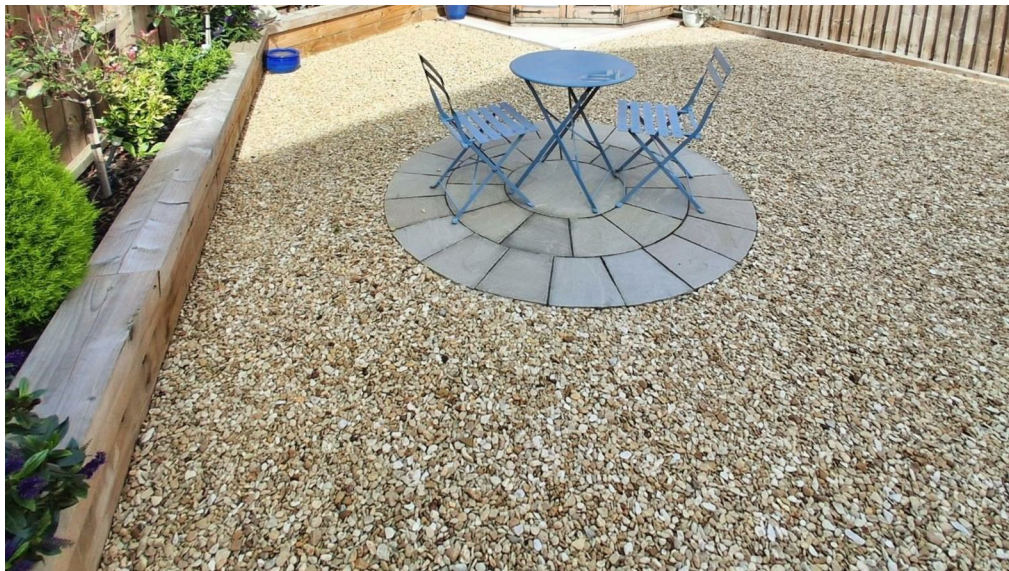
Ground Floor



First Floor

Total floor area: 83.8 sq.m. (902 sq.ft.)

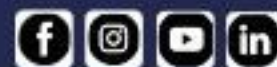
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Peter Clarke

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