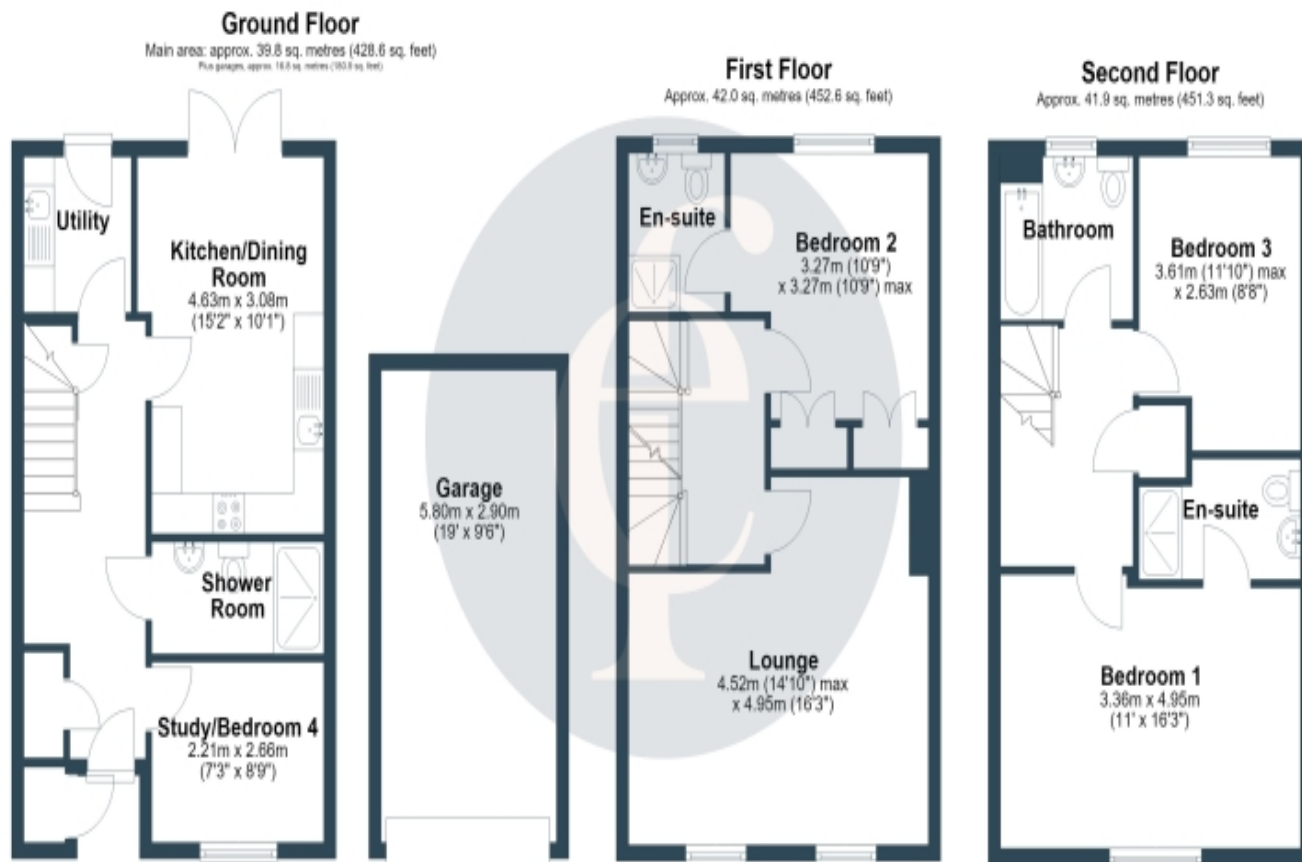




Wordsworth Avenue, , Stratford-upon-Avon, CV37 7JB

Guide Price £400,000





Main area: Approx. 123.8 sq. metres (1332.4 sq. feet)
Plus garages, approx. 16.8 sq. metres (182.9 sq. feet)

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

A spacious and stylish four-bedroom home, arranged over three floors, offering great versatility for any family requiring great living space.

What does every family need? Four bedrooms and four bathrooms, no queues for the bathroom in the morning!

Nestled on the edge of the highly regarded development of Trinity Mead, positioned just South of the River Avon. The property is within comfortable walking distance of Stratford-upon-Avon's historic town centre, whilst also benefiting from excellent access to local supermarkets, schools, transport links and beautiful riverside walks.

The current owners have lovingly maintained their home over the past 5 years, and any new owner would be lucky to inherit such a stunning home.

Offering a perfect blend of comfort and convenience with neutral tones and a stylish finish, this is a true turnkey home.

You are welcomed into the entrance hallway; this is where the creative layout starts. The accommodation is arranged ideally with bedrooms on all floors together with the living space. To the ground floor is a bedroom or a study space with an ideal shower room situated adjacent, creating an ideal bedroom for maybe guests or a mature relative. There is a practical cloak cupboard for storage and hoovers!

The family breakfast kitchen is positioned at the rear of the property with French doors offering access to the garden. There is a range of wall and base units including rolledge work surfaces. Integrated is a four-ring gas hob and electric double oven. Further fitted is a fridge freezer and dishwasher. For added convenience is a utility room offering access to the garden, ideal for the laundry to be put out straight from the washing machine. There is ample storage here for boots and coats. The gas boiler is housed here, and we are informed it was replaced just 4 years ago.

The first floor has a stunning "L" shaped sitting room offering a cosy yet bright, airy space. There is ample space for relaxing with a range of sofas and chairs, a great space for a film. Fitted with a period-style radiator. Completing the first floor is a spacious double bedroom overlooking the garden with an en-suite shower room.

The top floor is the master suite boasting fitted wardrobes and an en-suite shower room with a double tray shower. This room is of a great size, a real sanctuary for whoever is lucky enough to reserve it! A further bedroom is found here with a family bathroom. What great space for any family. The gas boiler is housed here, and we are informed it was replaced just 4 years ago.

Outside is a fenced private south-facing garden, laid to lawn with a patio seating area. Rear gated access leads to the detached garage accessed via a remote roller door. Offering electric and lighting. There is further parking for one car to the front of the garage.

Viewing is an absolute must to appreciate this beautiful home.

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.

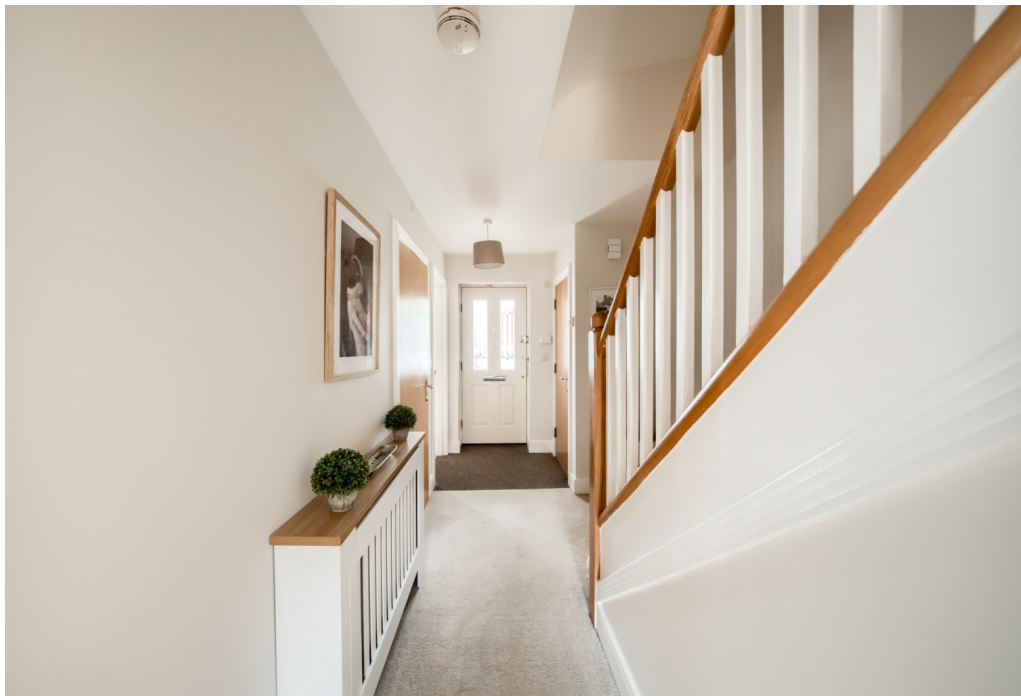
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