

4 Bedroom Semi-Detached for Sale - £450,000

Townsend Road, Tiddington, Stratford upon Avon, Warwickshire, CV37 7DF



KEY FEATURES

- 4 Bedrooms • 3 Bathrooms • Solar Panels • Kitchen Diner with Central Island • Log Burner • 2 Additional Reception Rooms • Low-Maintenance Garden • Useful Outbuildings • Walking Distance to Alveston Primary • Utility Room

Description

Situated on the ever-popular Townsend Road and within easy walking distance of Alveston Primary School, this beautifully extended four-bedroom semi-detached home offers versatile accommodation and a thoughtfully designed layout ideal for modern day living.

The accommodation begins with a welcoming hallway, with a cosy lounge positioned at the front of the house. To the rear is a lovely kitchen/diner which forms the heart of the home, featuring a central island with breakfast bar and ample space for dining and entertaining along with a log burner creating a particularly attractive dining area. Double doors open into a snug, creating a wonderful additional reception space, with further double doors leading out to the rear garden.

Behind the kitchen is a useful utility room along with a downstairs shower room, adding practicality to the layout.

On the first floor there are three bedrooms, comprising a double bedroom to the front, a further double bedroom overlooking the rear garden and a single bedroom to the front. The family bathroom is complemented by a separate WC.

A further staircase rises to the impressive principal bedroom suite, a generous double room enjoying far-reaching views. The luxurious en-suite features a large walk-in shower, free-standing bath, WC and basin, creating a wonderful retreat away from the main accommodation.

Outside, the rear garden has been designed for ease of maintenance and enjoyment, with a patio area, artificial lawn and a covered decked seating area which is perfect for entertaining. Two highly useful outbuildings add further versatility, with the building closest to the house making an ideal home office with additional attached storage, while the second outbuilding at the bottom of the garden would suit hobbies, storage or workshop use.

The property also benefits from an extensive array of solar panels, helping to reduce day-to-day energy costs whilst also generating a generous feed-in tariff income of approximately £500 per year.

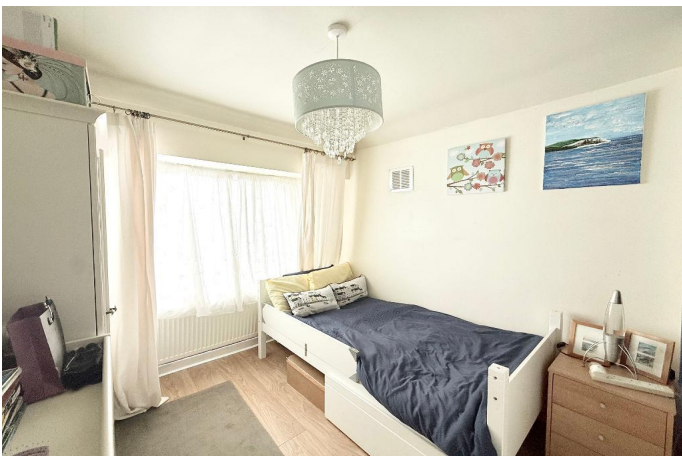
To the front of the property lies a Bradstone grey brick driveway providing parking for 3-4 cars.

Tiddington remains one of the most sought-after villages on the edge of Stratford-upon-Avon, offering an excellent range of day-to-day amenities including a popular primary school, convenience store, café, pub and restaurant facilities. There are lovely walks nearby along the River Avon and excellent access into Stratford-upon-Avon itself, along with convenient road links towards Warwick, Leamington Spa and the M40.

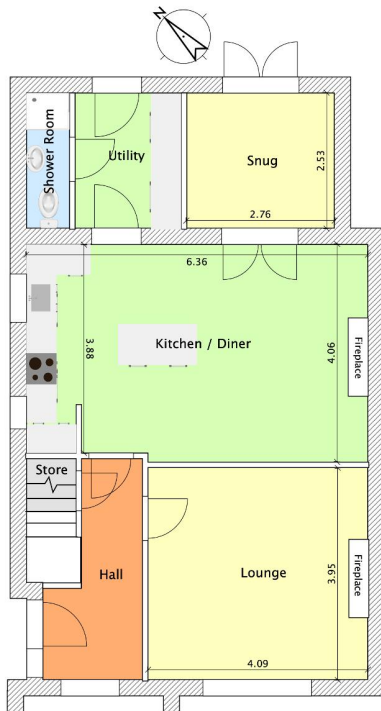
Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band D with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

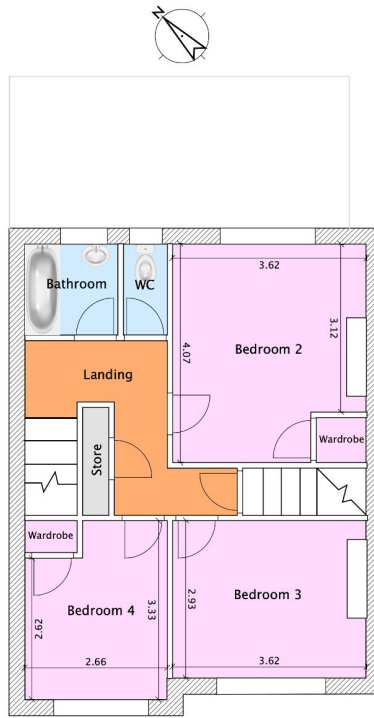




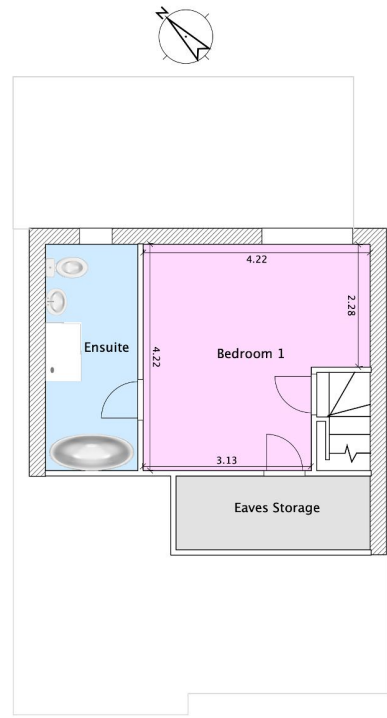




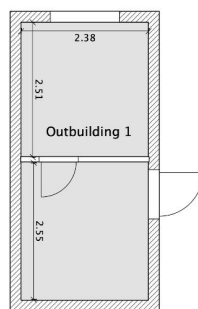
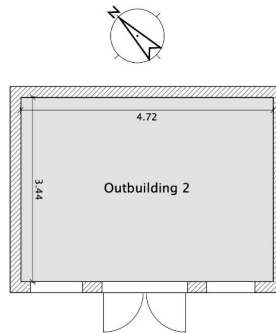
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDINGS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		