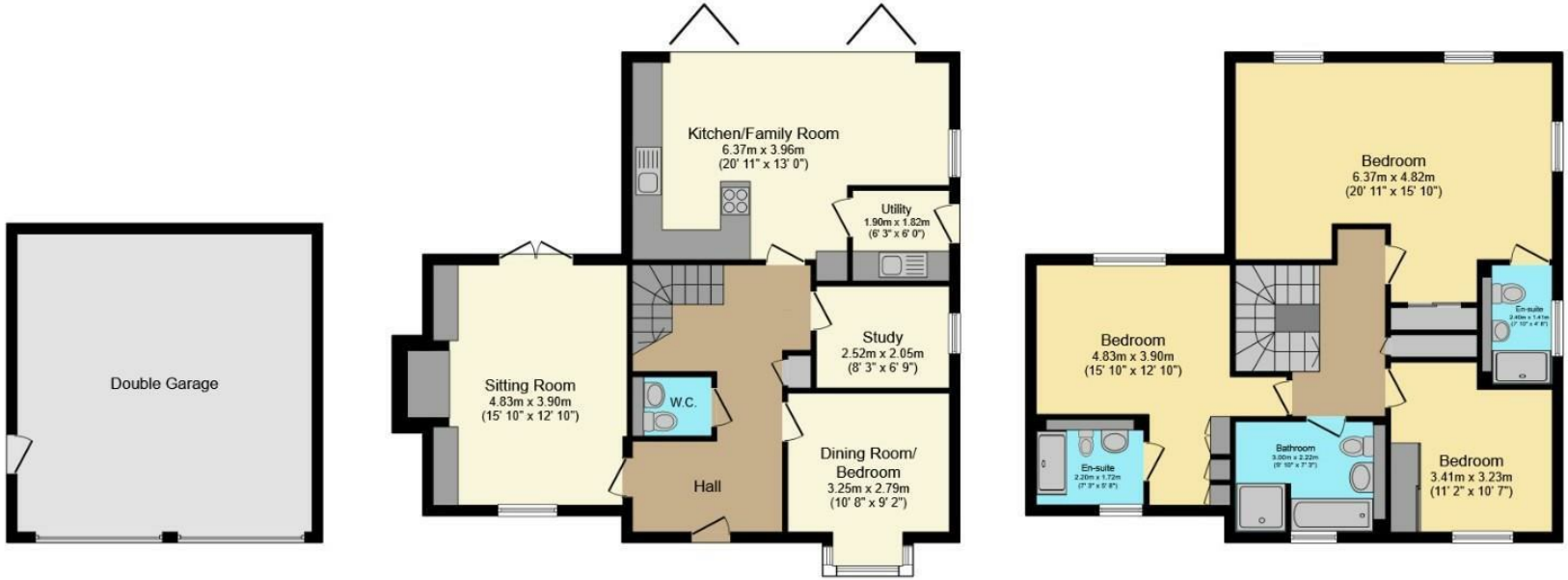


5 Badgers Close, Welford on Avon, Stratford-upon-Avon, CV37 8FA

5 Badgers Close, Welford on Avon



Garage

Ground Floor

First Floor

Total floor area: 194.1 sq.m. (2,069 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

- Beautifully built by Spitfire Homes in 2016
- Spacious, high-quality accommodation with a flexible layout
- Quiet position at the end of a desirable cul-de-sac
- Elegant sitting room with wood-burning stove
- Versatile dining room/ground floor bedroom with lift to the first floor
- Stunning open-plan kitchen/family room with bi-fold doors and separate utility room
- Principal bedroom offering potential to be reconfigured into two bedrooms
- Two further double bedrooms and three well-appointed bathrooms
- Double garage, ample driveway parking and attractive gardens
- No onward chain

4 3 2

Offers Over £725,000

A beautifully appointed detached residence built by Spitfire Homes, offering spacious, high-quality accommodation with a versatile layout to suit a variety of lifestyles. Occupying a peaceful position at the end of a quiet cul-de-sac, this superb home benefits from attractive gardens, a double garage, ample parking and is offered for sale with no onward chain. Air source heating.

ACCOMMODATION

An attractive oak-framed porch with front entrance door opens into a welcoming reception hall with oak flooring, setting the tone for the quality found throughout the property.

The dual-aspect sitting room is a particularly inviting reception space, featuring window shutters, fitted cupboards and shelving, French doors opening onto the rear garden and a wood-burning stove as its focal point.

A cloakroom is fitted with a WC, wash hand basin with storage cupboards beneath, automatic lighting and a useful storage cupboard.

The separate study enjoys window shutters and provides an ideal space for home working.

The dining room offers excellent flexibility and is currently arranged as a ground floor bedroom. It features a bay window with shutters and benefits from a lift providing access to the first floor, making the property particularly suitable for those seeking accessible accommodation.

The impressive open-plan kitchen/family room forms the heart of the home, with bi-fold doors opening directly onto the garden terrace. The kitchen is comprehensively fitted with an extensive range of cupboards, pan drawers and work surfaces incorporating a sink unit. Integrated Siemens appliances include two ovens, an induction hob with glass splashback and extractor hood, dishwasher and fridge/freezer.

A separate utility room provides additional work surface, storage cupboards and space and plumbing for a washing machine.

An attractive oak and glazed staircase rises to the first-floor landing, where there is an airing cupboard and access to the roof space.

The generous principal bedroom was originally designed as two bedrooms and offers the opportunity to be converted back if additional bedroom accommodation is required (subject to any necessary consents). The room enjoys a dual aspect with window shutters, fitted mirror-fronted wardrobes and a well-appointed en-suite shower room comprising a WC, wash hand basin and large shower enclosure with rainfall shower head.

Bedroom two is another excellent double room with fitted wardrobes, window shutters and double doors opening onto a Juliet balcony with glazed balustrade. It also benefits from an en-suite shower room with WC, wash hand basin and large shower enclosure with rainfall shower head.





















Bedroom three is served by the lift and features fitted mirror-fronted wardrobes. The family bathroom comprises a WC, wash hand basin, bath with shower attachment and a separate shower enclosure with rainfall shower head.

OUTSIDE

To the front, the property is approached via a pathway leading to the entrance door, with an attractive lawned garden complemented by deep evergreen shrub and perennial borders. Gated side access leads to the rear garden.

A generous driveway provides ample off-road parking and leads to the detached double garage of brick construction beneath a pitched tiled roof, fitted with twin up-and-over doors.

The rear garden has been thoughtfully landscaped for ease of maintenance and enjoyment, featuring a full-width paved terrace ideal for outdoor entertaining, with steps leading down to a lawn bordered by attractive evergreen shrubs and perennial planting. A vegetable patch and air source heat pump complete the garden.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We are advised by the vendor that there is an annual maintenance charge of approximately £180 towards the upkeep of the communal areas. This should be checked by your solicitor before exchange of contracts.

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

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: Superfast Available (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jul26)

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

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

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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Peter Clarke
Winkworth