50 Emmerson Avenue, Stratford-upon-Avon, CV37 9DX

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Approximate Gross Internal Area
Ground Floor = 96.70 sq m / 1041 sq ft
First Floor = 83.68 sq m / 901 sq ft
Garage = 28.40 sq m / 306 sq ft
Total Area = 208.78 sq m / 2248 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

- Imposing five-bedroom detached residence
- Walking distance to the town centre
- Views over playing fields with a southerly aspect to the rear
- Beautifully presented and spacious accommodation throughout
- Large reception hall and three reception rooms
- Kitchen/dining room with utility room
- Five bedrooms and three bathrooms (including two en suites)
- Double garage with electric doors and ample driveway parking
- Attractive landscaped south-facing rear garden
- No onward chain

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Offers Over £800,000

An impressive five-bedroom detached family home, enjoying a sought-after location within walking distance of the town centre and benefiting from delightful views over playing fields to the rear with a sunny southerly aspect. Offered for sale with no onward chain, this spacious and beautifully presented home features generous living accommodation, landscaped gardens, double garage and ample parking.

ACCOMMODATION

The property is approached over a tarmac driveway providing ample parking and leading to the double garage.

The front door opens into a spacious reception hall featuring an attractive oak floor. Off the hall is a cloakroom fitted with a WC and wash hand basin, also finished with an oak floor.

SITTING ROOM

Is a bright dual-aspect reception room with sliding doors opening onto the rear garden and an attractive fireplace incorporating a gas fire. Double doors lead through

RECEPTION ROOM/STUDY

with fitted shelving, bookcases and cupboards.

FAMILY ROOM

Providing flexible accommodation.

KITCHEN/DINING ROOM

The impressive kitchen/dining room is well equipped with a double bowl sink with extendable mixer hose, an extensive range of fitted cupboards and work surfaces, an induction hob with extractor hood above, built-in oven and grill, Neff microwave and integrated fridge/freezer. The kitchen enjoys lovely views over the rear garden and playing fields beyond.

UTILITY

A useful utility room provides a further sink with fitted cupboards, space and plumbing for a washing machine and tumble dryer, together with the Worcester gas-fired boiler.

FIRST FLOOR LANDING

Stairs rise to the first-floor landing, where there is access to the roof space via a loft ladder.

PRINCIPAL BEDROOM

The principal bedroom benefits from a dressing room and an en suite shower room comprising a WC, wash hand basin with shower attachment and shower cubicle. With views to rear.

BEDROOM TWO

Includes built-in wardrobes and its own en suite shower room with WC, wash hand basin and shower cubicle.

BEDROOM THREE

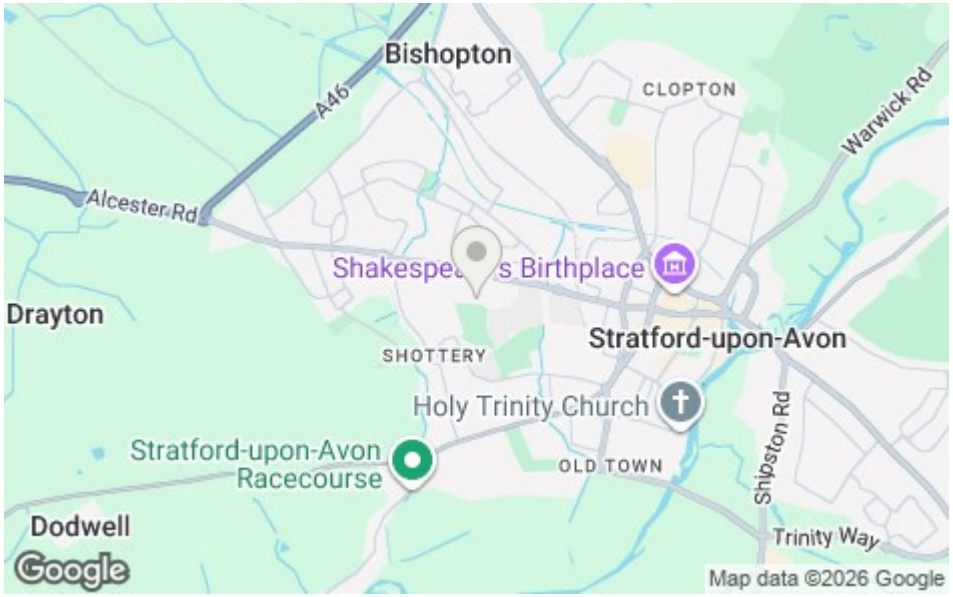
Also features built-in wardrobes and enjoys attractive views to the rear.

BEDROOM FOUR

Provide further well-proportioned accommodation.

BEDROOM FIVE

Provide further well-proportioned accommodation. Also benefiting from views over the playing fields.



FAMILY BATHROOM

The family bathroom is fitted with a WC, wash hand basin and bath.

OUTSIDE

Outside, the front of the property provides generous tarmac driveway parking together with access to the double garage, which benefits from two electric up-and-over doors, power, lighting and a pedestrian door to the rear.

Gated side access leads to the beautifully landscaped south-facing rear garden, thoughtfully designed for outdoor enjoyment. A large paved patio adjoins the property, with sleeper-edged borders planted with a variety of evergreen shrubs and colourful perennials. A water feature provides an attractive focal point, while a pathway, complete with an olive tree, leads to a delightful barbecue and seating area together with a further patio. There is also a garden shed and additional gated side access. The garden enjoys an enviable southerly aspect together with lovely open views across the adjoining playing fields.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central 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: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

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.

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