



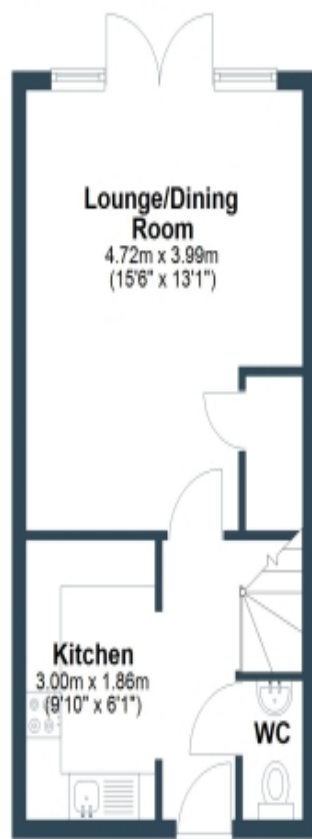
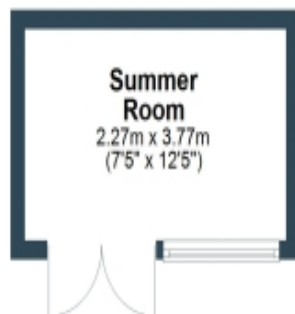
Drooper Drive, , Stratford-Upon-Avon, CV37 9GW

Guide Price £315,000



Ground Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.5 sq. feet)



Total area: approx. 71.0 sq. metres (764.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A	83 B	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ideal for any first-time or investment purchasers! Built just three years ago by Taylor Wimpey, this is a truly stylish home with many upgrades! Offering generous, light rooms with a private plot. Positioned on a popular development situated on the North edge of the town, allowing ideal access to the Parkway train station, motorway links, and still a walk to the town centre.

What adds ease to a purchase? A turnkey property, well, here you go! What is even better? A work-from-home studio in the garden that is fully insulated and has electrics and lighting. The uses are endless, maybe a hobby room, a place for clients to visit, a snug, office, or even a retreat!

If you would like a modern home but with the upgrades, landscaping, and snagging already done with an established position, then come away from buying off-plan new builds and move straight into your homely home.

On entering the property, the contemporary touches are evident, and you can feel right at home. With an inviting entrance hall leading effortlessly to the kitchen with all your appliances integrated, one less thing to worry about! The stylish flooring covers the entirety of the ground floor, providing an ease of cleaning and a flow to the accommodation. The cloakroom is located off the hallway, tucked behind the stairs. Yes, this property has three toilets, ideal for guests and families.

At the rear of the property is a large sitting-through dining room with ample space for dining and relaxing, not forgetting the French doors that extend the inside to the outside for a morning coffee, BBQ, or a glass with your friends.

Upstairs does not disappoint, offering a master bedroom with an en-suite shower room, a further double bedroom, and a modern bathroom. Ideal for a couple, sharers, or small family.

Outside is a larger-than-average garden extending the width of the house and driveway, offering great space for kicking a football or dining alfresco with family and friends. As mentioned, there is a large timber studio ideal for anyone needing to WFH but wanting a clear separation from work-life and relaxing at home. It is fully insulated and has electrics and lighting, basically it is ready for you to open your laptop and off you go!

The driveway offers parking for three cars with a further cleverly created pebbled area that allows easy coming and going for an additional car.

Viewing is an absolute must to appreciate this fabulous 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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