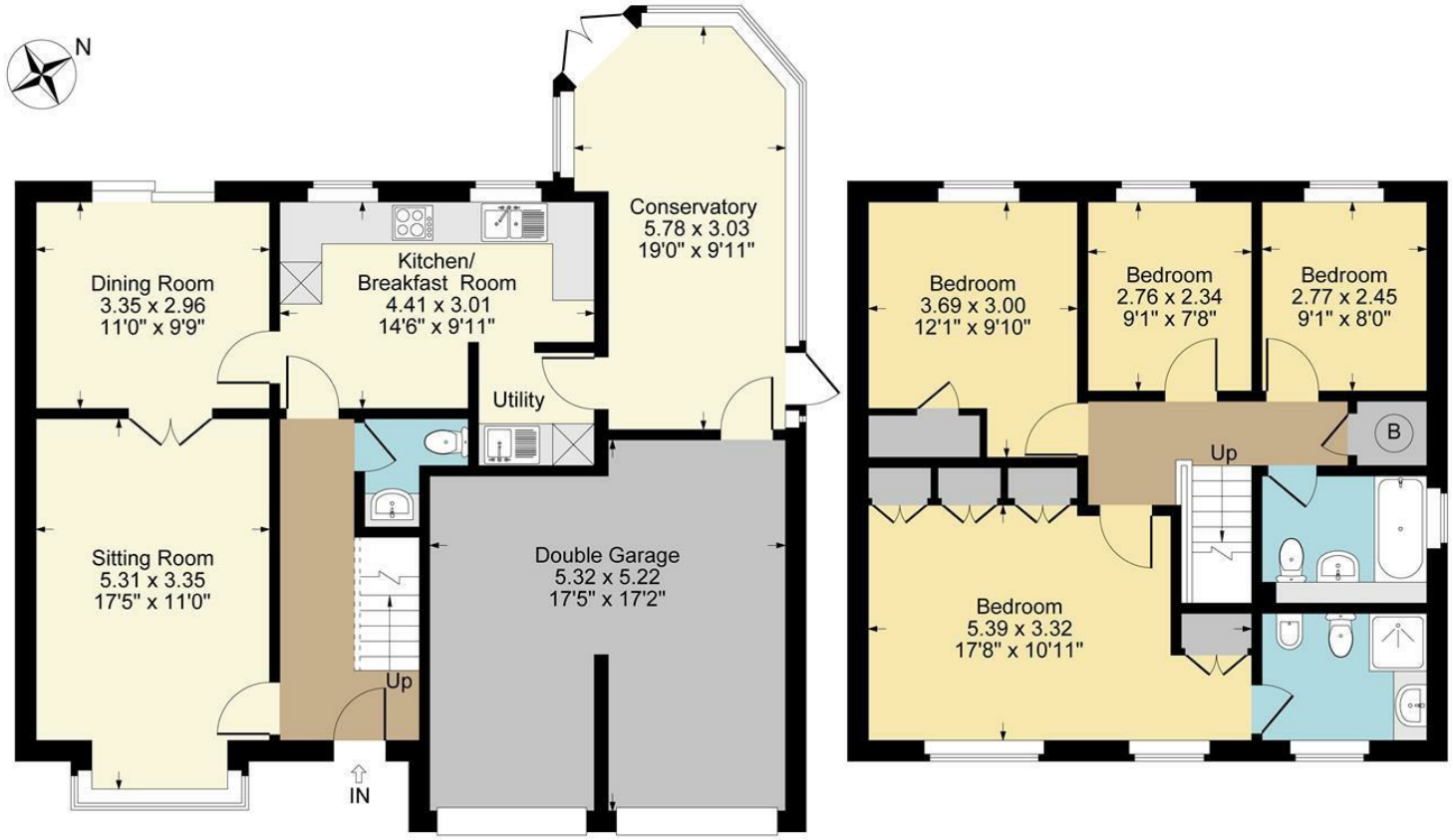
3 Mallard Close, Stratford-upon-Avon, CV37 9EL



Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 69.11 sq m / 744 sq ft
First Floor = 61.83 sq m / 666 sq ft
Garage = 25.81 sq m / 278 sq ft
Total Area = 156.75 sq m / 1688 sq ft

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

- Four bedroom detached family home
- Sought-after end of cul-de-sac position
- Sitting room and separate dining room
- Conservatory overlooking the rear garden
- Main bedroom with fitted wardrobes and en suite
- Double garage and double-width driveway
- Enclosed lawned rear garden with paved patio
- Excellent potential for extension, subject to planning permission

4 2 3

£470,000

Best and Final Offers by Thursday 10th September at 12pm A spacious four bedroom detached family home, pleasantly positioned at the end of a cul-de-sac on the north side of the river, offering generous accommodation, a double garage, and excellent potential to extend, subject to the necessary planning permissions. Offering convenient access to both the Town Centre and Stratford Parkway, and benefitting from NO ONWARD CHAIN

ACCOMMODATION

The front door opens into the entrance hall, off which is the downstairs cloakroom, fitted with a WC and wash hand basin with storage beneath. The sitting room offers a coal-effect gas fire set within a decorative surround with mantel over providing an attractive focal point. Double doors open into the dining room, creating the option for the two rooms to work particularly well together when entertaining. Sliding doors from the dining room open directly onto the rear garden.

The kitchen is fitted with a range of matching wall, base and drawer units with work surfaces over and incorporates a sink and drainer unit. Integrated appliances include a four-ring electric hob with overhead extractor and an eye-level oven and grill, together with space for a freestanding fridge freezer. An archway leads through to the utility area, which provides further wall and base units, work surfaces and a sink, together with space for a dishwasher. A door leads from here into the conservatory.

The conservatory provides a useful additional reception space overlooking the garden and benefits from a radiator, helping to make it a more usable room throughout the year. Doors provide access to both the rear garden and side of the property, while there is also direct access into the double garage.

To the first floor, the landing provides access to a part boarded loft with light and an airing cupboard housing the boiler. The main bedroom benefits from built-in wardrobes and its own en suite shower room, fitted with a shower cubicle, WC, bidet and wash hand basin with useful storage beneath. Bedroom two also benefits from built-in wardrobes, while there are two further bedrooms, making the accommodation well suited to family life, home working or visiting guests. The family bathroom is fitted with a pale suite comprising a bath with shower over, WC and wash hand basin.

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THE FAMOUS BRANDS
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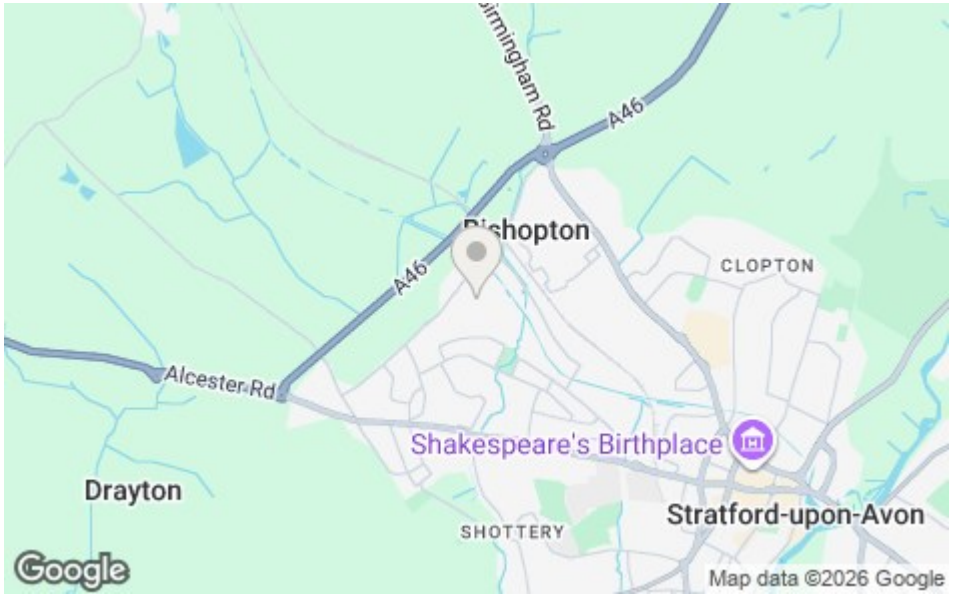

OUTSIDE

To the rear is an enclosed garden, predominantly laid to lawn with a paved patio providing space for outdoor seating. There are established flowerbed borders, fencing to the boundaries and gated side access. To the front, a double-width driveway provides off-road parking alongside a lawned front garden. The garage has two up-and-over doors, power and lighting, together with further part boarded loft storage with light. There is currently space within the garage for a washing machine and condenser dryer, although these appliances are not included in the sale.

The property's position and generous plot also provide excellent potential for extension, subject to obtaining the necessary planning permissions, allowing a future owner the opportunity to further enhance and adapt the accommodation to suit their requirements.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas fired 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 Aug26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Aug26)

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. 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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Winkworth