



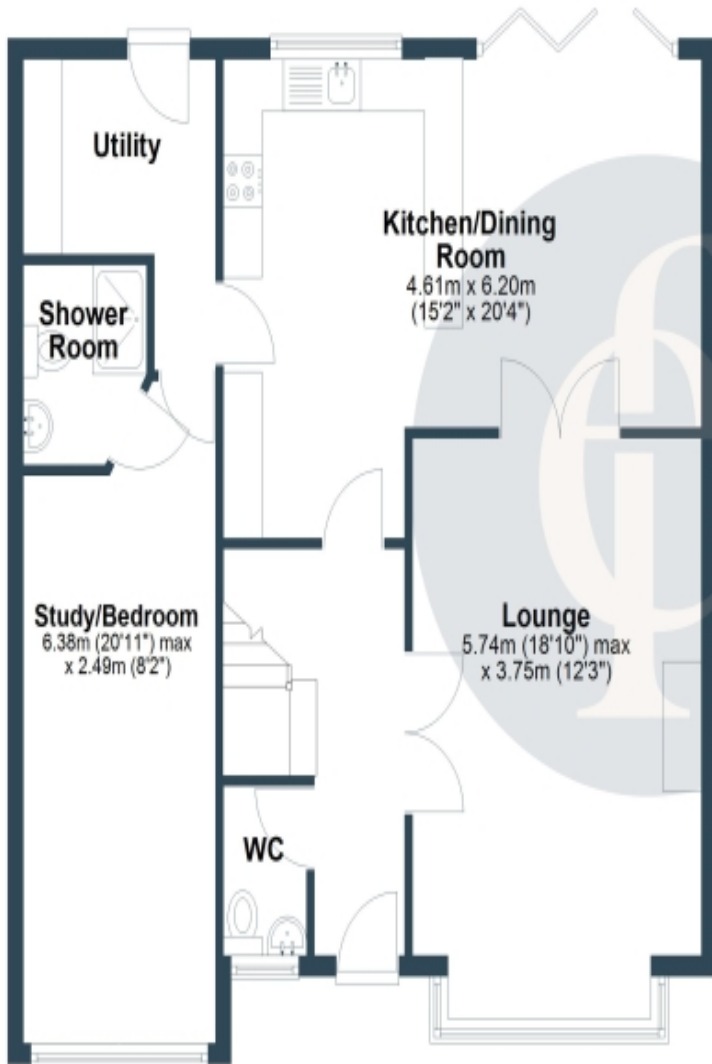
Saxon Close, , Stratford-upon-Avon, CV37 7DX

Offers In Excess Of £600,000



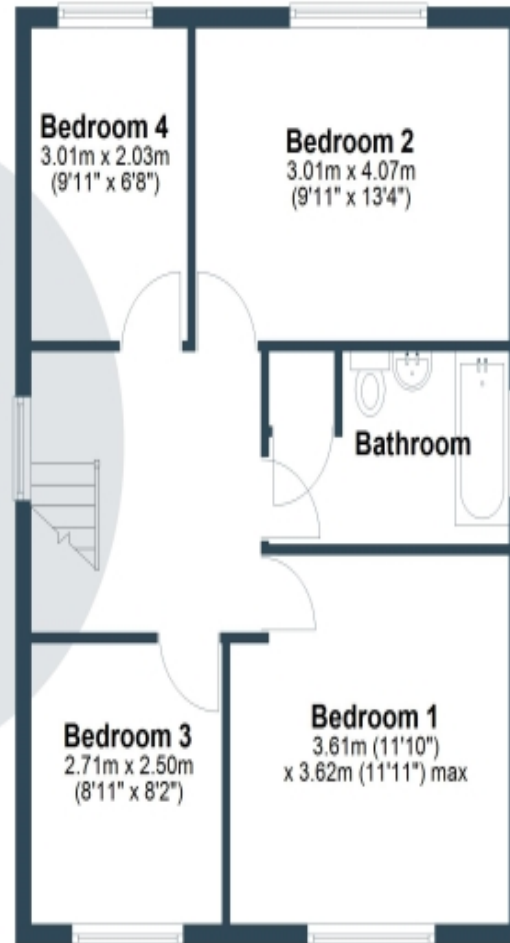
## Ground Floor

Approx. 78.8 sq. metres (847.7 sq. feet)



## First Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



Total area: approx. 132.4 sq. metres (1425.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A traditional double-fronted handsome home positioned within a highly regarded position, just a stroll to the town centre. Saxon Close is a sought-after location, a peaceful cul-de-sac, nestled off the Loxley Road, just South of the River Avon. A highly sought-after location in Stratford-upon-Avon, convenient for local schools, shops, and green spaces, and well placed for access into town or towards the M40.

The current owners have modernised and adapted their family home over the years to create a versatile family space, with a thoughtful layout that you could grow into and be proud of. Number 43 is tucked in the far corner of the close, enjoying a private position and the added benefit of no onward chain.

The property boasts a generous frontage with a block-paved driveway offering ample parking for 4 plus cars.

Be welcomed into the modern hallway with a bespoke glass balustrade and solid wood floor. There is a useful cloak cupboard and W.C.

The sitting room is positioned to the front of the property and enjoys a discreet outlook to the front of the home via a double-glazed bay window with stylish fitted shutters. The main focal point to the room is an electric pebble effect fire with decorative surround. This naturally flows via double doors to the spacious breakfast kitchen.

The kitchen offers ample space for dining, relaxing and cooking! A range of matching wall and base units with integrated SMEG electric double oven, hob and dishwasher. The garden is accessed via bifold doors, and adds to the natural light in the kitchen as well as the window. Conveniently positioned off the kitchen is the utility room with space for the washing machine and freezer, with a pedestrian door to the garden.

The garage has been cleverly converted to a ground floor room and en-suite shower room, ideal for a mature relative or a lucky teenager.

The first floor enjoys a spacious landing with a window creating a light, open space. Offering access to four bedrooms and the family bathroom. Three of the four bedrooms enjoy fitted stylish shutters. The family bathroom comprises of a white suite, allowing a low-level W.C, wash hand basin set into a vanity unit, and a bath with waterfall shower over. The fittings include a heated towel rail, are a fashionable brass effect giving a vintage feel.

The rear tiered garden enjoys an elevated patio with steps down to the artificial lawn and further decked seating area. Enclosed by colourful planted borders and fencing. A sunny aspect ideal for a day in the garden or an evening BBQ. Enclosed by fencing with side gated access.

We recommend viewing sooner rather than later.

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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