



Connells

Flax Furrow
STRATFORD-UPON-AVON

Flax Furrow STRATFORD-UPON-AVON CV37 0ED

for sale offers over
£500,000



Property Description

Built in 2017, this beautifully presented family home is set within the sought-after Montague Court development in the heart of Stratford-upon-Avon. Offering generous living space, modern comforts, and a peaceful residential setting, the property is perfectly suited to families seeking both convenience and community. The location is exceptionally well placed for access to highly regarded OFSTED Outstanding schools, making it an ideal long-term home.

Situated within easy reach of excellent schools and everyday amenities, the property is just a 10-minute walk from the Tesco Superstore, Maybird Shopping Centre, and Mayfair Shopping Centre. Stratford Parkway Railway Station is only a 12-minute walk away, providing convenient transport links for commuters. With nearby parks, local shops, and a friendly, established community, this location offers an exceptionally convenient and comfortable lifestyle—making it an ideal choice for families.

Hallway

A bright and spacious entrance hallway offering excellent storage options, with doors leading to the main living areas. Stairs rise to the first floor, creating a welcoming and practical introduction to the home.

Cloakroom

A bright and versatile study featuring two double-glazed windows to the front and side elevations, offering plenty of natural light. The room is finished with fitted carpet, creating a comfortable space ideal for home working or

quiet reading.

Kitchen/Diner

A spacious and well-appointed kitchen/diner featuring a range of modern wall and base units with ample cupboard space and laminate work surfaces. The room includes integrated appliances, a hob with built-in extractor fan, and a stainless-steel sink and drainer with mixer tap. A double-glazed window overlooks the rear elevation, while patio doors open out to the garden, filling the space with natural light. Finished with stylish laminate flooring, this is a practical and inviting area ideal for everyday family life and entertaining.

Utility

A practical utility space featuring a stainless-steel sink and drainer, with additional worktop and storage options. A door provides convenient access to the side of the property, making it ideal for everyday household tasks.

Lounge

A bright and welcoming lounge featuring a bay window to the front elevation, allowing plenty of natural light to fill the space. The room is finished with comfortable carpeting and includes a central radiator, creating a warm and inviting area perfect for relaxation.

Study

A bright and versatile study featuring two double-glazed windows to the front and side elevations, offering plenty of natural light. The room is finished with fitted carpet, creating a comfortable space ideal for home working or

quiet reading.

Landing

A spacious landing area providing access to all rooms on the first floor. Includes a useful built-in storage cupboard, offering additional practicality to the upper level of the home.

Master Bedroom

A well-proportioned master bedroom featuring a double-glazed window to the rear elevation, allowing for a pleasant outlook and natural light. The room includes a radiator for comfortable heating and benefits from direct access to the en-suite shower room, creating a private and convenient space.

Bedroom Two

A generous double bedroom featuring a double-glazed window to the front elevation, providing plenty of natural light. The room includes a radiator for comfortable heating and offers ample space for bedroom furniture.

Bedroom Three

A generous double bedroom featuring a double-glazed window to the front elevation, providing plenty of natural light. The room includes a radiator for comfortable heating and offers ample space for bedroom furniture.

Bedroom Four

A generous double bedroom featuring a double-glazed window to the front elevation, providing plenty of natural light. The room includes a radiator for comfortable heating and offers ample space for bedroom furniture.

Bathroom

A modern family bathroom comprising a bath with shower over, wash hand basin, and WC.

Finished with part-tiled walls and practical vinyl flooring, creating a clean and functional space.

Garden

A well-maintained rear garden featuring a laid-to-lawn area and a paved patio ideal for outdoor seating. The space is fully enclosed by fencing, offering privacy and a safe environment for families.

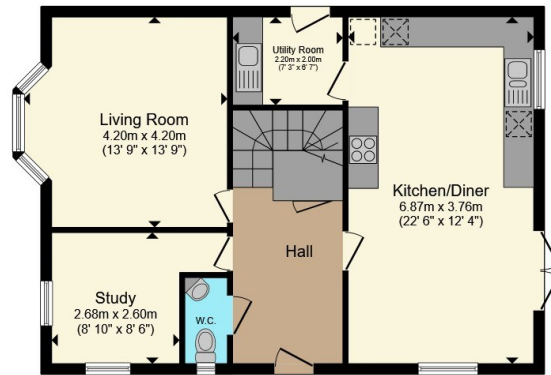
Driveway

The property benefits from a private driveway providing parking for two vehicles, with additional off-street parking available for visitors or extra household cars.

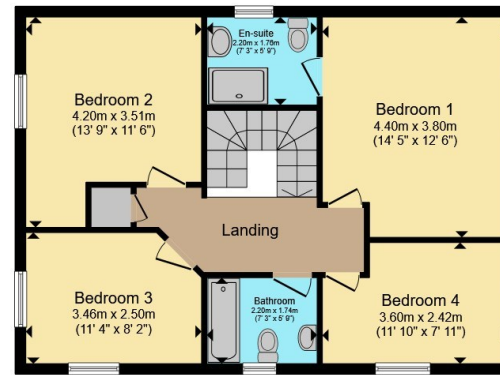




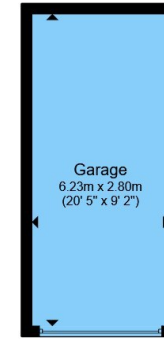




Ground Floor



First Floor



Garage

Total floor area 150.9 m² (1,624 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/STR108718



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