

EDWARDS

ESTABLISHED 2007

NONSUCH AVENUE
STRATFORD-UPON-AVON CV37 9US

FOR STARTERS

3 2 2

OFFERS IN EXCESS OF £395,000

MAIN COURSE

Built just four years ago, this beautifully presented three-bedroom detached home offers modern, well-planned accommodation throughout and would make a fantastic purchase for a range of buyers. Whether you are a first-time buyer looking to get onto the property ladder, a family needing a little more space or someone looking to downsize without compromising on quality, this is a home that really does tick all the boxes. The location is particularly convenient, being within walking distance of the train station, lovely canal-side walks leading into Stratford-upon-Avon and offering excellent road links.

To the front, there is off-road parking for two vehicles alongside a garage, with side access leading through to the rear garden. Step inside and you are welcomed by an entrance hallway, with the principal ground floor rooms leading off. To the right is your first reception room, currently arranged as a dining room, although this would work equally well as a home office, playroom or snug depending on your needs. There is also a convenient downstairs WC, with additional space for coats and shoes.

To the rear is a lovely spacious living room, providing plenty of room for both relaxing and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light into the room and creating a lovely connection between the inside and outside.

Across the hallway is the contemporary kitchen, fitted with sleek cabinetry, generous storage and a range of fully integrated appliances. There is also a separate side door providing direct access to the garden, which is particularly useful when coming in from outside or unloading the shopping.

Upstairs, there are three well-presented bedrooms, with the main bedroom and bedroom two benefiting from fitted wardrobes. The principal bedroom







is a particularly good-sized double, enjoying plenty of natural light and its own modern en-suite shower room. Bedroom two is another comfortable double, while bedroom three is a good-sized single, making it ideal as a child's bedroom, nursery or study. These are serviced by a contemporary family bathroom, finished to a lovely standard. There is also a useful linen cupboard on the landing, providing additional storage.

Outside, the rear garden is a real bonus, enjoying a south-westerly aspect and a good degree of privacy. There is a dedicated patio area directly off the house, providing plenty of room for outdoor dining and entertaining, with the remainder laid to lawn. It is a lovely space to enjoy the afternoon and evening sunshine, while also offering plenty of room for children or pets.

Overall, this is a fantastic, modern detached home which has been exceptionally well maintained and is ready for its next owners to move straight into. With its versatile accommodation, excellent parking, private south-westerly facing garden and convenient location, it is easy to see why this property would appeal to such a wide range of buyers. A lovely home that really needs to be viewed to be fully appreciated!

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - E

EPC
Band - B

South West Facing

Mains Gas, Electric,
Water, Drainage

Gas Central Heating

Bishopton Primary
Stratford upon Avon

WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222



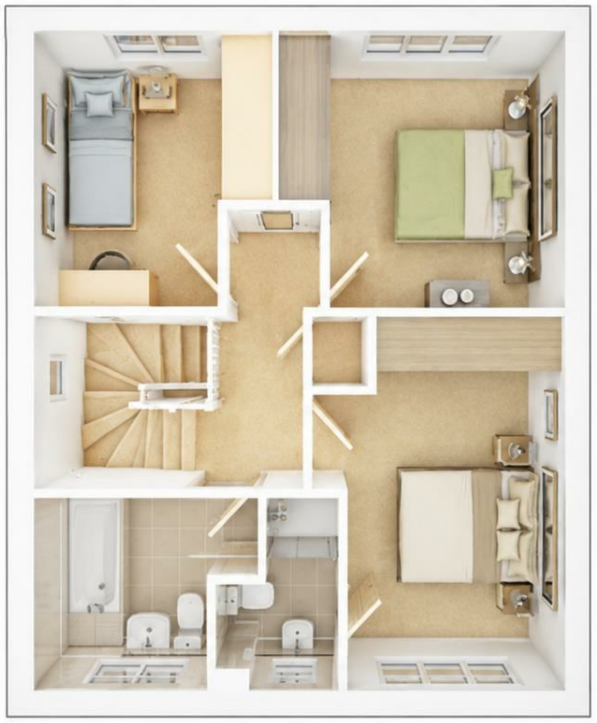














Bedroom 1 (max)	3.17m x 4.10m	10'5" x 13'6"
Bedroom 2 (max)	3.57m x 2.93m	11'9" x 9'10"
Bedroom 3 (max)	2.67m x 2.92m	8'9" x 9'10"
Bathroom (max)	2.58m x 2.08m	8'6" x 6'10"

Kitchen	3.00m x 2.95m	9'10" x 9'8"
Dining	2.62m x 3.10m	8'7" x 10'2"
Lounge (max)	3.18m x 4.32m	10'5" x 14'2"

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