



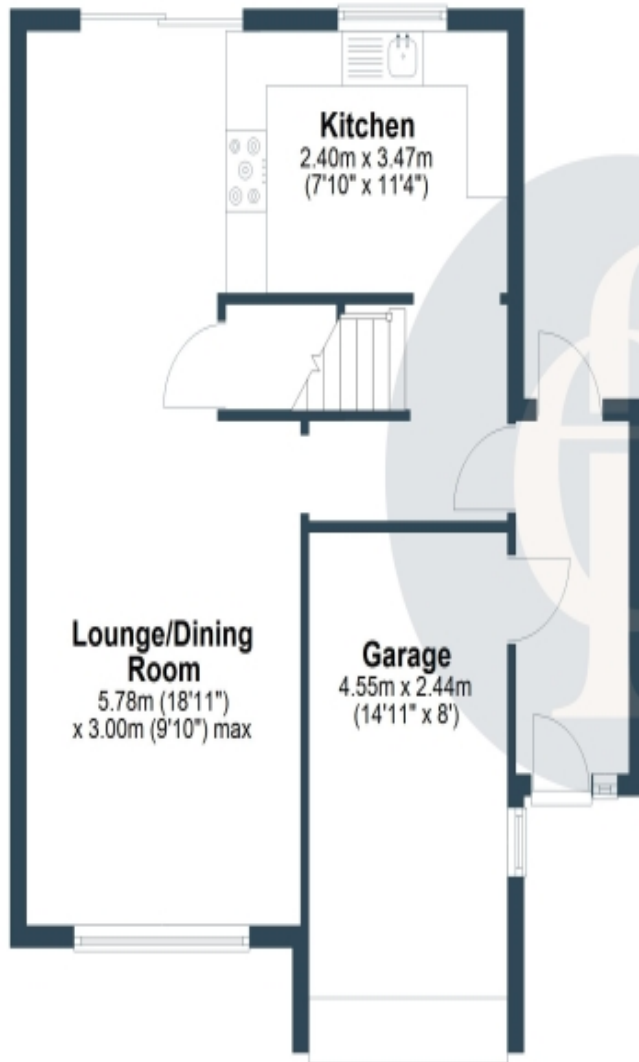
**Jolyffe Park Road, , Stratford-upon-Avon, CV37 6SY**

**Offers In Excess Of £350,000**



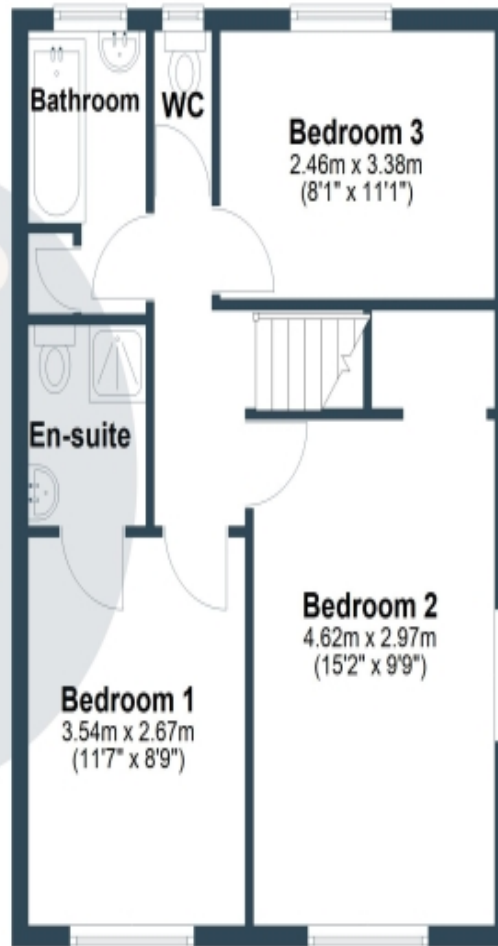
### Ground Floor

Approx. 53.8 sq. metres (578.7 sq. feet)



### First Floor

Approx. 46.9 sq. metres (504.3 sq. feet)



Total area: approx. 100.6 sq. metres (1083.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

A traditional three-bedroom family home enjoying a prime position within a comfortable walking distance of Stratford town centre and the nearby Welcombe Hills, offering wonderful opportunities for scenic walks, while a range of local amenities are close at hand, including two primary schools, a local shop, and main road links - making this an ideal setting for families or down-sizers wanting the practicalities this home has to offer.

Stratford-upon-Avon is a thriving market town famed for its rich heritage, independent shops, restaurants, and riverside walks. The property is conveniently located for local amenities, schools, and the town's excellent transport links, making it a great option for a wide range of buyers.

We love the open-plan living of this home, ideally located for a short stroll to the local shop, takeaway fish and chip restaurant, and the well-regarded primary school.

The accommodation has been thoughtfully altered over the years to create a sociable space ideal for any growing family.

Once through the front door, you enter into the porch that allows access to the rear garden and to the property.

The ground floor offers a contemporary setting with the kitchen open plan, with the dining and sitting dual aspect space. Only separated via a breakfast bar offering casual dining for a coffee and toast before the day ahead!

The sitting through dining room enjoys a dual aspect with views over the garden and the front street. French doors allow access to the lawned garden that looks over Thomas Jolyffe Primary School. The kitchen boasts a range of matching wall and base units, including butcher block Oak work surfaces. Integrated is a five-ring gas hob, electric oven, and dishwasher.

The inner porch offers access to the garage, ideal for storage of the washing machine and further appliances, with convenient access from the property.

Upstairs are three generous bedrooms, all able to fit a double bed. The guest bedroom boasts an en-suite with a low-level w.c, wash hand basin, and shower cubicle.

Completing the first floor is the family bathroom, with a shower over the bath, a wash hand basin, set into the vanity unit, and a separate W.C.

Outside is a lawned garden enclosed by fencing with planted borders. The driveway offers parking for two cars.

Viewing is essential to appreciate the size and position of this family 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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