

Connells

Jolyffe Park Road
Stratford-Upon-Avon

Jolyffe Park Road
Stratford-Upon-Avon CV37 6SX

for sale
£450,000







Property Description

A beautifully extended and contemporary semi-detached home, perfectly positioned in the ever-popular Stratford-upon-Avon.

Ideally located close to local shops, well-regarded schools, and excellent transport links, this impressive property has been thoughtfully extended to both the rear and side, offering a generous amount of stylish and versatile living space.

Inside, the home feels light, airy, and modern throughout, with a spacious layout ideal for family life or entertaining. The contemporary design enhances natural light, creating bright and welcoming rooms from morning to evening.

Outside, the property boasts a landscaped rear garden, perfect for relaxing or alfresco dining. To the front, there is ample driveway parking, along with a garage providing additional storage or potential for hobby space.

A superb home in a sought-after location—ideal for those looking for comfort, convenience, and modern living.

Entrance Hall

A generous and inviting hallway offering an immediate sense of space, with stairs rising to the first floor. Bright and welcoming, it provides a stylish introduction to the home.

Open Plan Lounge/Diner

A bright and spacious open-plan living area featuring modern spotlights and stylish laminate flooring. Large windows and patio doors fill the space with natural light, creating a warm and inviting atmosphere. The patio doors open directly onto the garden, making this an ideal space for both everyday living and entertaining.

Kitchen

Fitted with laminate worktops and matching laminate flooring, this well-presented kitchen includes a stainless-steel sink with mixer tap, built-in oven and extractor fan, and part-tiled walls for easy maintenance. A good range of wall and base units provides plenty of storage, while a double-glazed window to the front elevation allows natural light to brighten the space.

Utility

A practical utility space offering plumbing and room for a washing machine, complemented by a sink with mixer tap and part-tiled walls for easy maintenance. Warmed by a radiator, the room also provides convenient access with a door leading to the front of the property and another into the entrance hall.

Study/Bedroom

A versatile room featuring laminate flooring and a radiator, with a double-glazed window overlooking the rear garden that brings in plenty of natural light. A door provides direct access to the ground floor shower room, offering added convenience for use as a study or additional bedroom.

Shower Room

A modern ground-floor shower room comprising a shower cubicle, wash hand basin, and wall-mounted W/C. Finished with part-tiled walls and tiled flooring, offering a clean and contemporary feel.

Generating response.

Bedroom One

A well-presented double bedroom featuring a large double-glazed window to the rear, allowing plenty of natural light to flow in. Finished with soft carpet underfoot, mirrored fitted wardrobes, and modern spotlighting for a bright and contemporary feel.

Bedroom Two

A bright bedroom featuring a double-glazed window to the front, soft carpet flooring, radiator, and modern spotlighting, creating a warm and comfortable space.

Generating response.

Bedroom Three

A well-proportioned bedroom featuring a double-glazed window to the rear elevation, allowing natural light to brighten the space. Finished with soft carpet flooring, a radiator, and modern spotlighting for a clean and contemporary look.

Generating response.

Shower Room

A contemporary shower room comprising a stylish shower cubicle, wall-mounted W/C, and wash hand basin. Finished with fully tiled walls and floors, modern spotlighting, a heated towel rail, and a double-glazed window to the side elevation for natural light and ventilation.

Toilet

A convenient separate toilet with tiled flooring, W/C, and a double-glazed window providing natural light and ventilation.

Garden

A beautifully landscaped, high-specification rear garden featuring a blend of laid-to-lawn areas and a stylish patterned patio, perfect for outdoor dining and relaxation. A footpath leads to the garden shed, with attractive borders filled with shrubs, trees, and decorative stone. The space is fully enclosed by fencing and walling for privacy. A patio ramp from the patio doors offers easy access, and there is handy side access where bins are stored, leading to a gate out to the front of the property.

Parking

Generous parking area with a combination of block paving and tarmac, providing space for several vehicles.

Garage

A useful garage with an up-and-over door, offering excellent additional storage space.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.













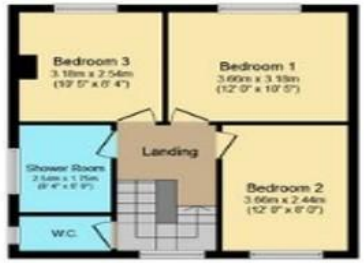






Ground Floor

Floor area 92.2 sq.m. (992 sq.ft.) approx



First Floor

Floor area 46.3 sq.m. (498 sq.ft.) approx

Total floor area 138.5 sq.m. (1,491 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows, and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

To view this property please contact Connells on

T 01789 266204
E stratforduponavon@connells.co.uk

11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STR108773

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.