

4 Bedroom Detached for Sale - £440,000

Bishops Close, Stratford upon Avon, CV37 9ED



KEY FEATURES

- Extended Detached Home • Three First Floor Bedrooms • Ground Floor Reception/Bedroom • Utility Room • Ground Floor and First Floor Shower Room • Large Rear Kitchen/Diner • Generous Driveway Parking

Description

Set behind a generous block paved driveway, this extended four bedroom detached home offers a surprising amount of space, with a particularly versatile ground floor layout and a good sized garden to the rear.

The entrance hall has herringbone style flooring which continues through much of the ground floor. To the front is the lounge, a comfortable separate reception room with a large window, feature fireplace and glazed double doors opening through to the kitchen/diner.

The kitchen/diner spans the rear of the house and is a great everyday living space, with plenty of room for a full sized dining table alongside the kitchen. There is a good range of fitted units with wood effect worktops, integrated oven and hob, integrated dishwasher and a breakfast bar separating the dining and kitchen areas. French doors open directly onto the rear garden, while the large window over the sink brings in plenty of natural light.

Off the kitchen is a useful pantry, while the adjoining utility area provides considerable additional space and access to the garden. Beyond this is a ground floor shower room.

The former garage has been incorporated into the accommodation to create a second reception room/bedroom four. It is a very useful room which could work equally well as a home office, playroom, snug or occasional bedroom depending on what is needed.

Upstairs there are three bedrooms. The principal bedroom has an extensive range of fitted wardrobes, while the second is another good sized double. Bedroom three is a smaller room with its own built-in wardrobe. The first floor is completed by a shower room with a large shower enclosure.

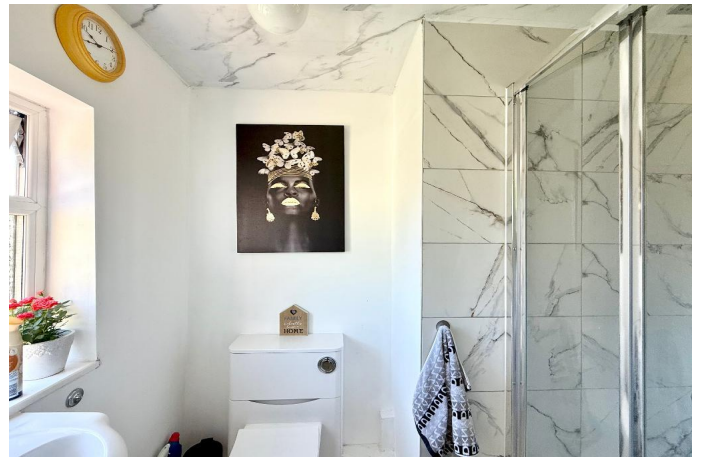
Outside, the driveway provides off road parking for several cars. The rear garden has a paved seating area running across the back of the house, with the remainder mainly laid to lawn and enclosed by fencing. There is also a timber garden shed.

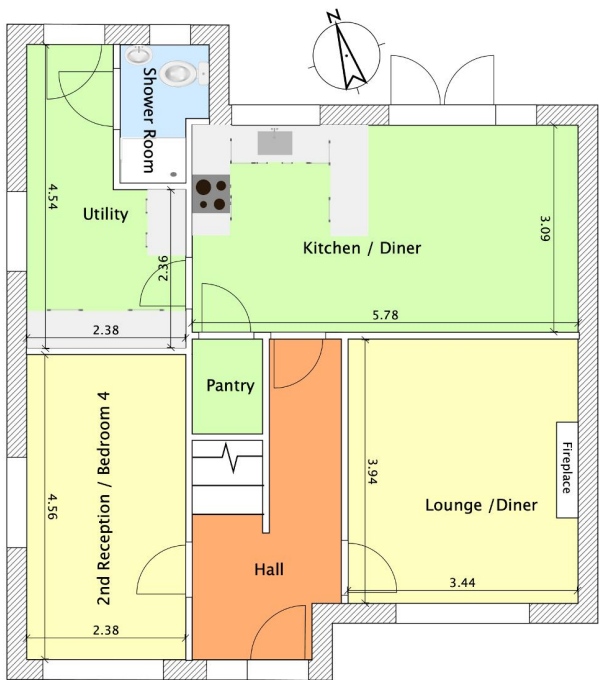
The property is particularly well placed for Stratford-upon-Avon's excellent choice of schools, with Stratford Girls' Grammar School and Stratford-upon-Avon School both within easy reach, along with King Edward VI School. The town also offers a strong choice of independent schools and specialist educational provision, as well as a number of well-regarded primary schools. Stratford town centre provides an excellent range of shops, cafés, restaurants and leisure facilities, while the A46 and M40 give convenient road links to Warwick, Leamington Spa, Birmingham and the wider area.

Additional Information

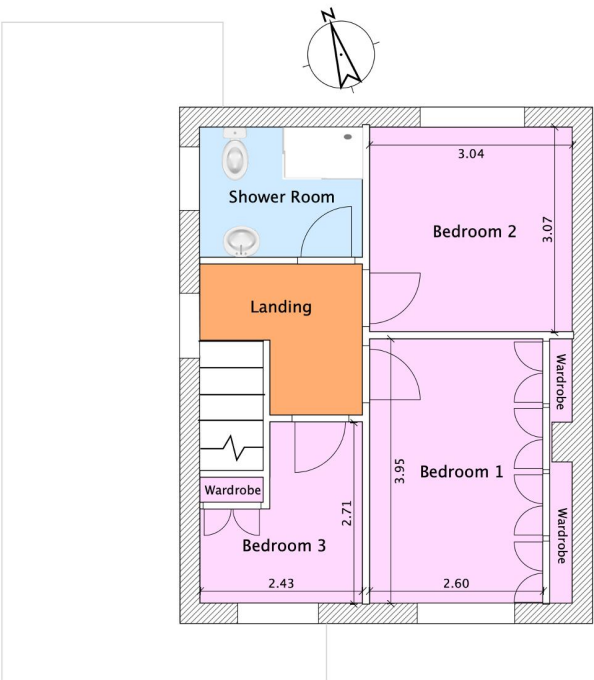
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.







Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 1,136 ft2
GROUND FLOOR



Indicative floor plans for illustration purposes only
FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	82 B