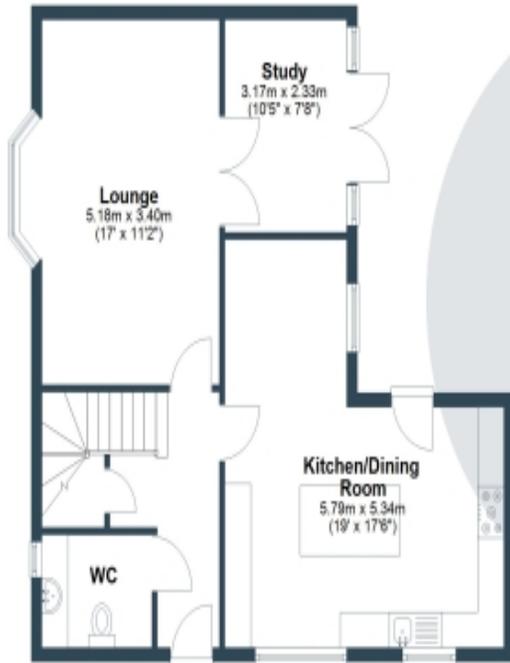






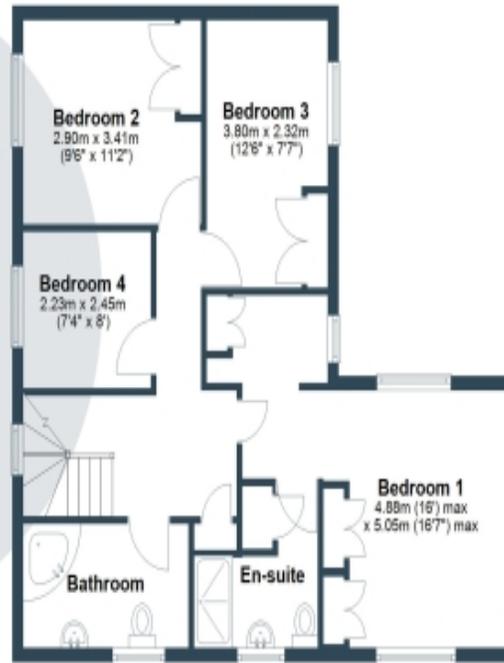
Ground Floor

Approx. 77.5 sq. metres (834.0 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.0 sq. feet)



Total area: approx. 141.9 sq. metres (1527.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A deceptively spacious four-bedroom family home presented to a modern and stylish standard throughout. The current owners have thoughtfully adapted their home over the past 10 years, creating a turnkey family home with great versatile spaces. Every investment they have made has been a thoughtful change and has cleverly enhanced the accommodation for the better, with practical family living always at the forefront of their mind.

Enhanced via a two-storey extension by a previous owner that the current owners have only made better by their additions. In particular, the most recent upgrade is the enlargement of the dining kitchen, and although made via a simple movement of a wall, it has created a spacious, dedicated hub of the home offering ample space for dining, relaxing, and cooking.

Number 140 is positioned on a corner plot, in a modern development on the Northern edge of the town centre. Allowing easy access via a short stroll to Stratford Parkway train station and easy vehicle access to motorway links. The property ticks so many boxes for any lucky new owner, providing two-floor accommodation that offers ample space for any family.

We love the perfect blend of convenience and comfort, the contemporary neutral decor, and the many windows drenching the accommodation in natural light. We recommend viewing to appreciate the individual design of this handsome home.

The property boasts parking and a garage discreetly positioned to the rear of the property, just another box ticked for any family.

Once through the door, you are welcomed into the dual aspect accommodation. The sitting room enjoys a bay window with a private aspect and Karndean to the floor. Linked via double-opening modern glazed doors is the family room, versatile to be used as a study or playroom.

To the alternate side of the property is the open-plan family kitchen with a range of fitted wall and base units with a feature island ready at set for casual dining at the breakfast bar. There is further space for formal dining and accommodating a generous table for 6-8 people. Integrated is a Range oven and dishwasher, and further useful space and plumbing for an American style fridge freezer. Enjoying dual aspect and French doors opening onto the walled South-facing garden.

Completing the ground floor is the loo-tility with space for your washing machine, tumble dryer, mucky boots, coats and cloakroom/WC.

Upstairs does not disappoint in any way with a master bedroom boasting built-in wardrobes, a dressing room (current owners use as a study), and modern en-suite shower room. Your very own adult sanctuary!

The three further bedrooms are all a generous size, and the family bathroom offers a white suite with a shower over the bath.

Outside is an ease of maintenance sunny garden laid to artificial lawn with a patio seating area enclosed by walling and fencing with side gated access. Extending the inside to the outside, ready for summer BBQ's and paddling pools! As mentioned, the property boasts a garage and parking.

Do not hesitate to book your internal viewing to appreciate the space, presentation, and position on offer for this uniquely designed and adapted 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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Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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