



50 Emmerson Avenue, Stratford-upon-Avon, CV37 9DX

50 Emmerson Avenue, Stratford-upon-Avon



- Imposing five-bedroom detached residence
- Walking distance to the town centre
- Views over playing fields with a southerly aspect to the rear
- Beautifully presented and spacious accommodation throughout
- Large reception hall and three reception rooms
- Kitchen/dining room with utility room
- Five bedrooms and three bathrooms (including two en suites)
- Double garage with electric doors and ample driveway parking
- Attractive landscaped south-facing rear garden
- No onward chain



Guide Price £825,000

An impressive five-bedroom detached family home, enjoying a sought-after location within walking distance of the town centre and benefiting from delightful views over playing fields to the rear with a sunny southerly aspect. Offered for sale with no onward chain, this spacious and beautifully presented home features generous living accommodation, landscaped gardens, double garage and ample parking.

ACCOMMODATION

The property is approached over a tarmac driveway providing ample parking and leading to the double garage.

The front door opens into a spacious reception hall featuring an attractive oak floor. Off the hall is a cloakroom fitted with a WC and wash hand basin, also finished with an oak floor.

SITTING ROOM

Is a bright dual-aspect reception room with sliding doors opening onto the rear garden and an attractive fireplace incorporating a gas fire. Double doors lead through

RECEPTION ROOM/STUDY

with fitted shelving, bookcases and cupboards.

FAMILY ROOM

Providing flexible accommodation.

KITCHEN/DINING ROOM

The impressive kitchen/dining room is well equipped with a double bowl sink with extendable mixer hose, an extensive range of fitted cupboards and work surfaces, an induction hob with extractor hood above, built-in oven and grill, Neff microwave and integrated fridge/freezer. The kitchen enjoys lovely views over the rear garden and playing fields beyond.

UTILITY

A useful utility room provides a further sink with fitted cupboards, space and plumbing for a washing machine and tumble dryer, together with the Worcester gas-fired boiler.

FIRST FLOOR LANDING

Stairs rise to the first-floor landing, where there is access to the roof space via a loft ladder.

PRINCIPAL BEDROOM

The principal bedroom benefits from a dressing room and an en suite shower room comprising a WC, wash hand basin with shower attachment and shower cubicle. With views to rear.

BEDROOM TWO

Includes built-in wardrobes and its own en suite shower room with WC, wash hand basin and shower cubicle.

BEDROOM THREE

Also features built-in wardrobes and enjoys attractive views to the rear.

BEDROOM FOUR

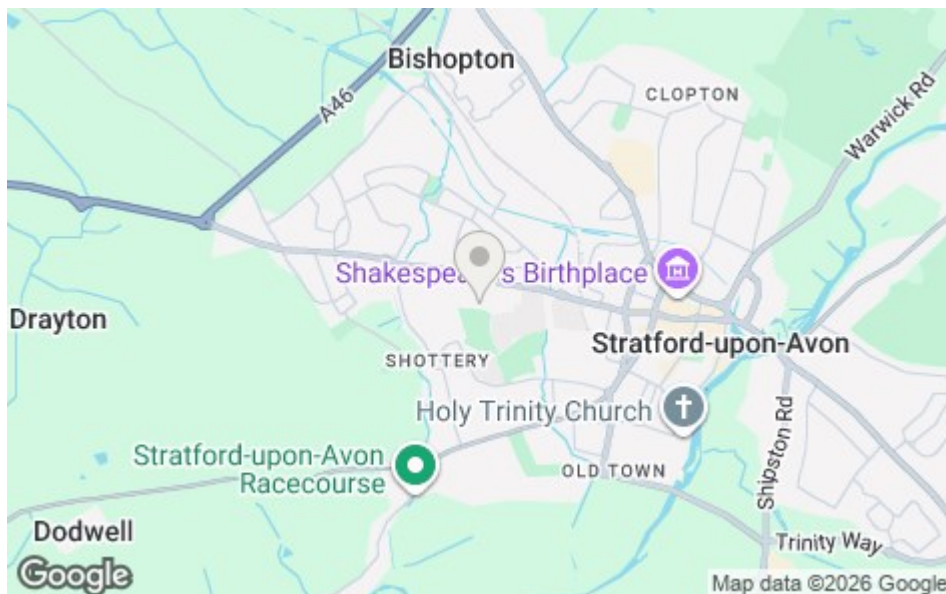
Provide further well-proportioned accommodation.

BEDROOM FIVE

Provide further well-proportioned accommodation. Also benefiting from views over the playing fields.







FAMILY BATHROOM

The family bathroom is fitted with a WC, wash hand basin and bath.

OUTSIDE

Outside, the front of the property provides generous tarmac driveway parking together with access to the double garage, which benefits from two electric up-and-over doors, power, lighting and a pedestrian door to the rear.

Gated side access leads to the beautifully landscaped south-facing rear garden, thoughtfully designed for outdoor enjoyment. A large paved patio adjoins the property, with sleeper-edged borders planted with a variety of evergreen shrubs and colourful perennials. A water feature provides an attractive focal point, while a pathway, complete with an olive tree, leads to a delightful barbecue and seating area together with a further patio. There is also a garden shed and additional gated side access. The garden enjoys an enviable southerly aspect together with lovely open views across the adjoining playing fields.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie

in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

AN ASSOCIATE OF

Winkworth