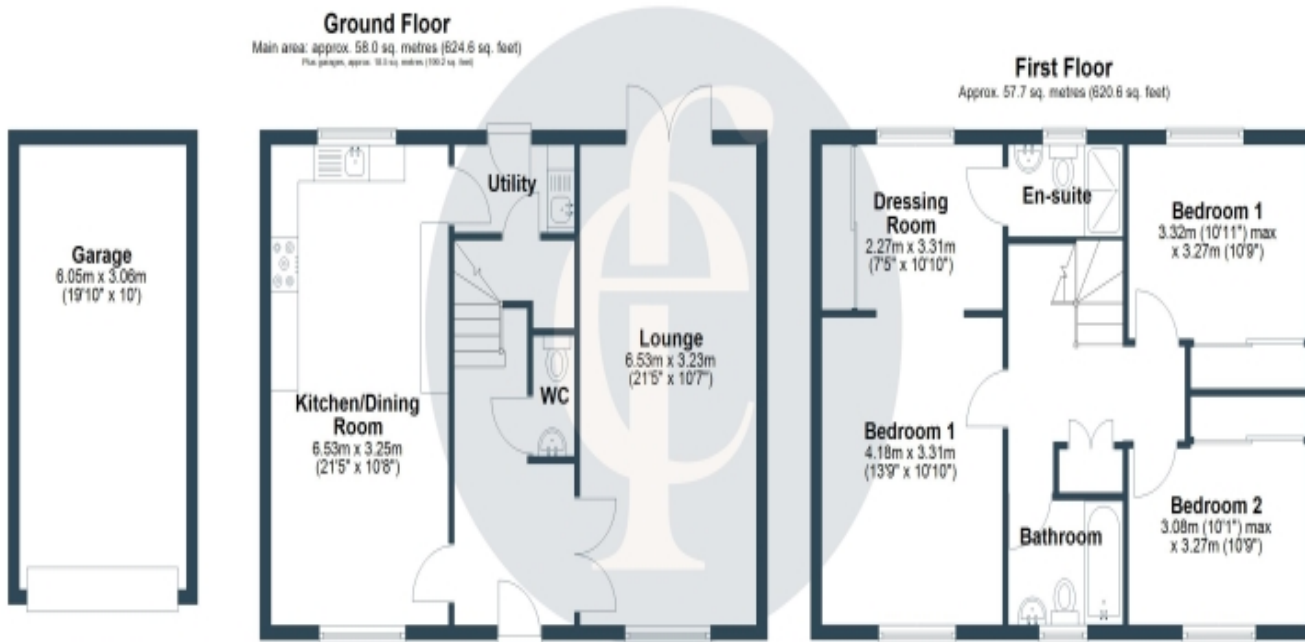




Hawkins Way, Newbold On Stour, Stratford-Upon-Avon,
CV37 8FG

Offers In Excess Of £450,000





Main area: Approx. 115.7 sq. metres (1245.2 sq. feet)
Plus garage, approx. 10.5 sq. metres (109.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A double-fronted, beautifully presented three double bedroom family home nestled in a small, select development built just 8 years ago by Award Winning Lioncourt Homes. The current owners present the property to an exquisite standard throughout, and you could be forgiven for believing it is newer than it is!

Every room enjoys neutral tones and contrasting fixtures with a stylish, quality finish. The property boasts accommodation drenched in natural light, with many allowing a dual aspect. Just one of the upgrades to mention is the stylish shutters fitted to all the windows, adding a touch of charm to a modern home and adding to the allure.

We believe number 18 ticks all the boxes a family could require when looking for their next home, double bedrooms, spacious family spaces, three toilets, landscaped garden, and a garage- nothing to disappoint you in the 1300 sqft!

On approach into Hawkins Way, you immediately get the sense you are driving into a community where homeowners take care of their properties, and there is no feeling of overcrowding. Pull onto your driveway and be welcomed into the spacious hallway.

As mentioned, the property is double fronted with a thoughtful layout on either side. The sitting room is located to the right with French doors opening onto the rear garden.

The hub of the home is positioned off the alternate side of the hallway with a mirrored dual aspect. Offering a range of matching wall and base units with a contemporary tone and gloss finish. Integrated is a five-ring gas hob, electric double oven, dishwasher, and fridge freezer. This offers ample space for relaxing, dining, and cooking up a storm in the kitchen. For added convenience, is the utility room with space for the washing machine, the gas boiler as well as access to additional storage. For further convenience is the pedestrian door to the garden is ideal for the mucky boots and paws!

Completing the ground floor is the cloakroom/W.C.

The generous landing offers access to the first-floor bedrooms and does not disappoint. The master suite is particularly special with dual aspect via a dressing room with fitted wardrobes to one wall, leading through into a luxurious en-suite with a rainfall shower. It has the feel of a boutique hotel suite and definitely feels like a sanctuary.

The two further bedrooms are also doubles and boast fitted wardrobes. They have the use of the family bathroom, with a shower over the bath, a black heated towel rail, and complementary tiling to the floors and walls.

Outside the garden is thoughtfully landscaped, being mainly laid to lawn with colourful planted borders with shrubs and trees, including an Apple tree. A generous patio invites alfresco dining over a BBQ in the summer months, or toasting marshmallows on the winter darker nights. The garden is enclosed by timber fencing with a secure side-gated access leading to the driveway and garage, which has electric and lighting.

Viewing is essential to appreciate the client's attention to detail on presentation and to sense the space on offer.

Newbold-on-Stour affords a pleasant, South Warwickshire country village with its own local amenities including a popular public house, shop, infant school and church, with junior and infant schools nearby in Alderminster or Tredington. There are good local shopping facilities available close by in Shipston-on-Stour, approximately 3½ miles to the south.

Stratford-upon-Avon is approximately 6 miles to the north with its first class amenities, together with the Royal Shakespeare Theatre, whilst Junction 15 of the M40 motorway is about 14 miles to the north, which gives speedy access to the National Exhibition Centre, Birmingham International Airport and Railway Station, and all the major commercial centres of the West Midlands.

We have been advised by the vendor that there is a maintenance charge of approximately £32 a month for the communal areas. This should be checked by your solicitor before the exchange of contracts.

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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