



**Burns Close, , Stratford-upon-Avon, CV37 7LU**

**Offers In Excess Of £550,000**

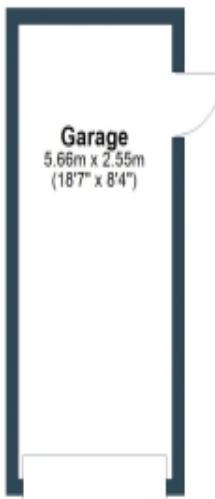


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## Ground Floor

Main area: approx. 51.4 sq. metres (553.0 sq. feet)  
Plus garage, approx. 14.4 sq. metres (155.0 sq. feet)



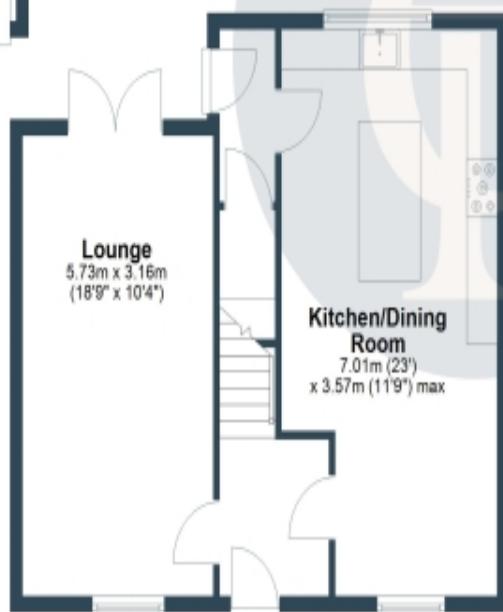
## First Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



## Second Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



Main area: Approx. 140.4 sq. metres (1511.5 sq. feet)

Plus garage, approx. 14.4 sq. metres (155.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A handsome double-fronted detached home, boasting generous accommodation arranged over three floors. Nestled in a small, quiet cul-de-sac on the edge of the highly regarded development of Trinity Mead, just a stroll to the local co-op and primary school.

Located just a short distance from the centre of Stratford-upon-Avon, the property enjoys easy access to the town's excellent shops, restaurants, schools, and cultural attractions - including the world-renowned Royal Shakespeare Theatre and scenic riverside walks. This is a stylish and substantial home in a highly desirable setting.

The current owners have invested and updated the property throughout, including a new fuse-board, a refitted kitchen just 2 years ago, a gas combi boiler fitted just 3 years ago, brand new air conditioning to all floors, providing cool and hot air, and a recently fitted en-suite. The accommodation is finished to a high standard throughout with clean lines and contemporary decor, a true turnkey home.

In our opinion, this family home is very well suited to a growing or blended family coming together who require lots of space to join together but also separately. The accommodation is adaptable, with bedrooms being arranged over two floors, allowing families to be independent and not on top of each other. Ideal for teenagers or a mature relative.

The owners present the accommodation by blending comfort with style, and not a hint of clutter, just a clear eye for presentation and making a house a home. A viewing is a must!

Once arriving at the property, you can park in front of the garage, where you will find parking for two cars. The welcoming hallway allows access to all three floors and the thoughtful layout of the accommodation.

The left-hand side is devoted to the newly decorated spacious dual aspect sitting room, with fashionable panelling, neutral tones, and engineered wood flooring. French doors lead out to the enclosed rear garden.

To the opposite right-hand side is the family dining kitchen with a sociable central island creating a breakfast bar, but there is also further space for a family dining table or TV area. The kitchen is modern with a range of matching wall and base units, Quartz worksurfaces, a Belfast ceramic sink, and integrated appliances including a Range oven, fridge freezer, and dishwasher. Naturally flooded with light via the windows to the front and rear aspects. Completing the ground floor is the utility room for your laundry needs and mucky boots or paws!

The first floor is complemented with three generous bedrooms and the family bathroom with a shower over the bath. This is ideal for parents to be with their kids on the same floor, or the floor for the teenagers to take over!

The top floor is devoted to the master bedroom with fitted furniture, wardrobes, and all the storage you could ask for. This suite enjoys an ensuite with a walk-in luxurious shower, fully tiled, creating a retreat for the adults. Outside is a lawned enclosed garden with a patio area to welcome your guests to join you for a BBQ and a glass. There are planted borders and a side gated access. The driveway offers parking for two cars with access to the detached single garage.

Viewing is an absolute must to appreciate the presentation and size of this modern 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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Tel: 01789 590 988

Mob: 07947112186

**West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF**  
[www.emmafranklinestateagents.co.uk](http://www.emmafranklinestateagents.co.uk)