18 Walnut Walk, Lower Quinton, Stratford-upon-Avon, CV37 8UU

- Quiet small cul de sac with countryside views
- Built in 2018 by Cameron Homes
- Beautifully presented
- Spacious hall, cloakroom, dual aspect sitting room with wood burner
- Superb refitted kitchen/dining/family room and utility
- Four good bedrooms, bathroom and refitted en suite
- Easy to maintain gardens
- Parking for several vehicles plus good sized double garage

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Offers Over £514,500

Built by Cameron Homes in 2018, is this beautifully presented four bedroom detached residence located in a small, quiet cul de sac, with countryside views to side. Spacious hall, cloakroom, dual aspect sitting room with wood burner, superb refitted kitchen/dining/family room, utility, four good bedrooms, bathroom and refitted en suite. Easy to maintain gardens, large driveway and good sized double garage.

ACCOMMODATION

A front door leads to spacious entrance hall with tiled floor. Cloakroom with wc and wash basin, tiled floor, storage cupboard. Sitting room with dual aspect, views to side, wood burning stove. Quality refitted kitchen/dining room with range of cupboards, drawers and quartz work surface incorporating ceramic sink, Quooker hot water tap, built in fridge freezer, built in dishwasher, electric induction hob with filter hood over, built in oven and grill. Utility room with space and plumbing for washing machine and dryer, access to LPG combi boiler.

Landing with linen cupboard. Principal bedroom with dual aspect, sliding doors to wardrobes. Refitted en suite with wc, wash basin and large shower cubicle with rainfall shower head, downlighters. Bedroom Two with dual aspect and views to side. Bedroom Three with views to side. Bedroom Four with storage cupboard. Bathroom with wc, wash basin, bath and large shower cubicle, tiled floor.

Outside there is an attractive shallow planted foregarden and gated access to side leading to the rear garden which has patio, lawn, planted borders, enclosed by wood fencing and wall. Pedestrian access to double garage with up and over door to front, power and light, Off road parking for several vehicles.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We have been advised by the vendor there is a service charge of approximately £325 pa for the communal areas. This should be checked by your solicitor before exchange of contracts.

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

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

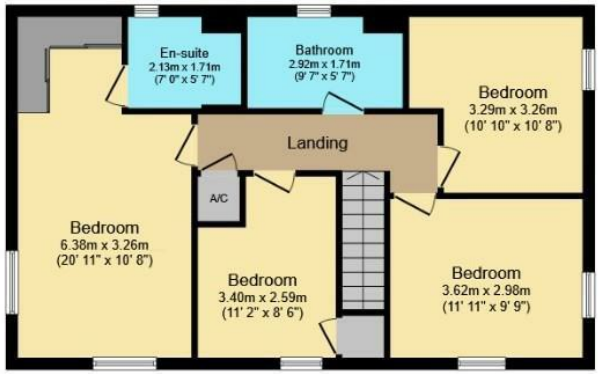
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

18 Walnut Walk, Lower Quinton, Stratford-upon-Avon

Ground Floor

Floor area 67.4 sq.m. (725 sq.ft.)



First Floor

Floor area 67.4 sq.m. (726 sq.ft.)

Garage

Floor area 35.5 sq.m. (382 sq.ft.)

Total floor area: 170.2 sq.m. (1,832 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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