



# FOR STARTERS



OFFERS OVER  
£395,000

## MAIN COURSE

This four bedroom semi-detached family home is situated on a quiet and established residential road in Stratford upon Avon. The property has been fully renovated by the current owners to a good standard providing a neutral canvas for the next owners to really put their stamp on things.

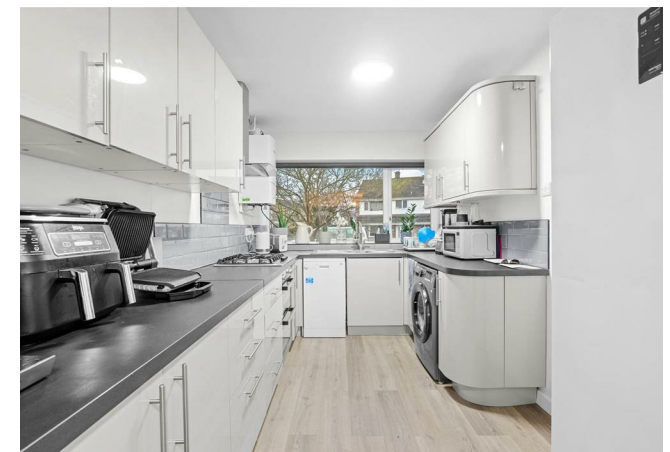
It would make the most perfect family home being within walking distance of both primary and secondary schools and the college. Local amenities also being on the doorstep with a useful convenience store and a garage within the vicinity. Stratford Town Centre and Shottery Village are also within walking distance and the property also offers good access to excellent travel links, just a short distance from the train station, local bus routes and the A46 & M40.

The drive to the front of the property has been block paved and allows for multiple cars to be parked. There is also a garage with power which adds another tick on the checklist for many buyers, but also offers scope to be converted if you so wish to create another reception room to the property, subject to planning.

As you enter the property, there is a hallway with convenient under stairs storage. The vendors have modernised the property to create a wonderful open plan living space, allowing for plenty of natural light to flood through. This creates a highly sociable space for entertaining and also a space where children can be kept an eye on whilst meals are being prepared without compromise. The kitchen area is in the front section with the rear of the space allowing for plenty of space for multiple sofas as well as a good sized dining table. This super contemporary space offers flexibility in order for furniture layouts to be changed easily at a whim, depending on the social occasion and even for seasons of the year. There is a large window and patio doors at the rear overlooking and providing access into the garden.

The kitchen area is fitted with white high gloss units which also contribute to the light and airy feel of this room. There is space for an American fridge/freezer, perfect for a larger family's needs and more than enough cupboard and worktop space. There is also a freestanding dishwasher.

Tucked away out of sight there is a utility room on the right hand side, this runs the full



length of the property. Not only is this walk through space perfect as a utility space, there is also plenty of space for storage and room to perform laundry chores. The current vendor has also added a shower room, complete with WC and wash basin.

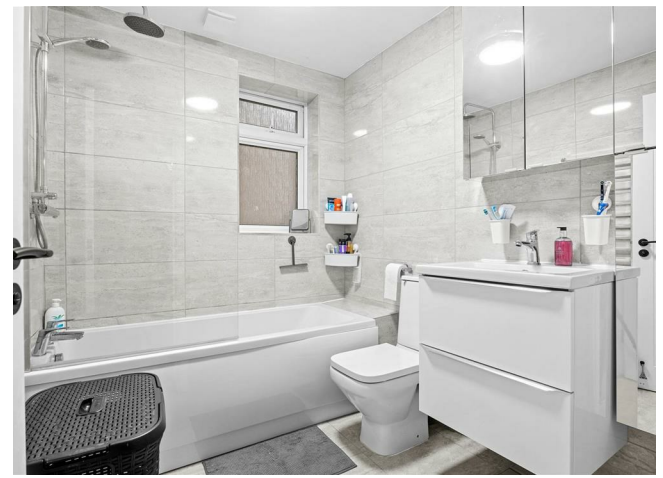
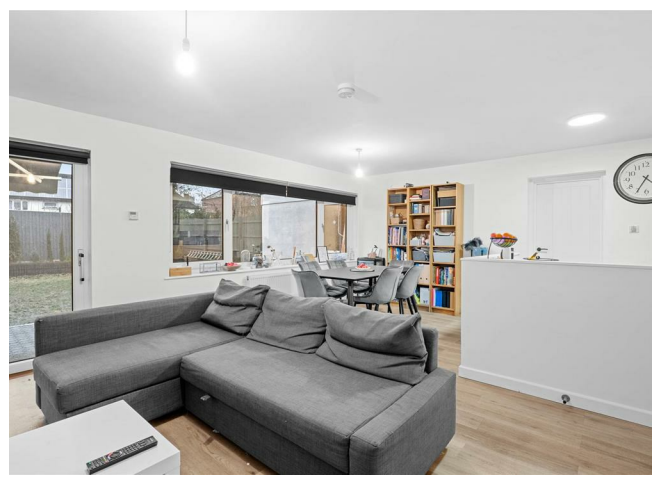
The icing on the cake for this superb living space is that it looks out onto the west facing garden. This has been landscaped and provides both a patio area for entertaining and a lawned area surrounded by raised beds offering a splendid space to either sit back and relax in or enough room for children to play. The downstairs shower really coming into its own as an ideal option for children to get cleaned up after fun playing in the garden.

Upstairs there are 4 good sized bedrooms, 3 doubles and 1 single. The family bathroom has also been re-fitted, with mains gas shower over bath, a useful good size vanity unit under the sink and storage within the wall. It is fully tiled from floor to ceiling. Neutrally decorated and well presented.

The master bedroom also benefits from large walk in storage.


There is also a loft room with stairs leading from the landing which could provide a fifth bedroom with an ensuite, subject to planning.

Call us to arrange a viewing to appreciate what this well presented family home has to offer.




# KEY INGREDIENTS


 Tenure  
Freehold

 Council Tax  
Band - D

 EPC  
Band - D

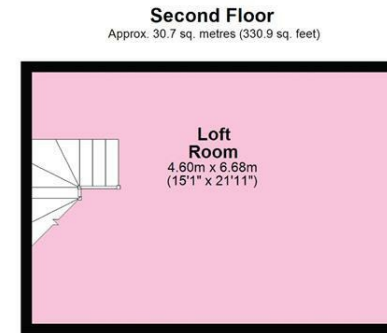
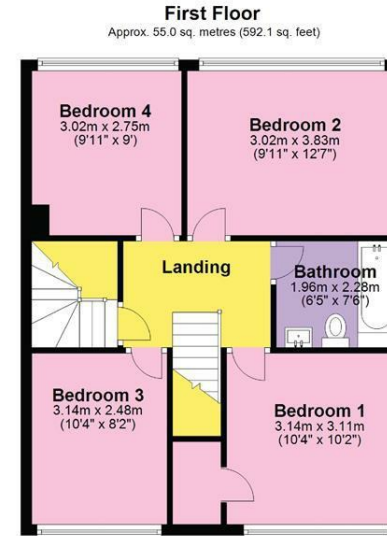
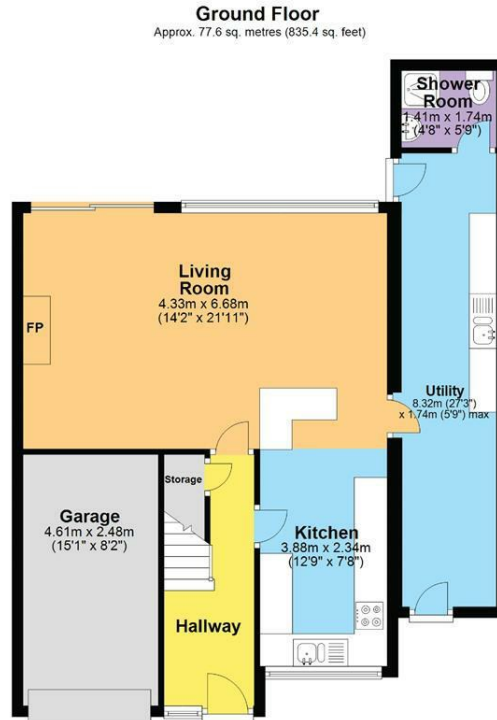
 West

 All mains services  
connected

 Heating System  
Gas Combi

  
Bishopton Primary

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222



Total area: approx. 163.4 sq. metres (1758.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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