



FOR STARTERS



OFFERS IN EXCESS OF
£400,000

MAIN COURSE

Situated in a desirable area near the Stratford Racecourse, this beautifully presented three-bedroom townhouse is less than a year old and offers modern living across three spacious floors. Designed with both style and functionality in mind, this home is perfect for families, professionals, or those looking for a lock up and leave!

As you step inside, a bright and spacious hallway welcomes you, offering plenty of room for coats and shoes. Leading off the hallway is a well-appointed WC/utility room, providing practicality with space for laundry appliances and extra storage.

The heart of the home is the expansive open-plan kitchen, living, and dining area. The sleek and stylish kitchen is fully integrated with high-end appliances, including an oven, hob, extractor fan, fridge-freezer, and dishwasher, all seamlessly built into modern cabinetry with ample storage and worktop space. The dining space comfortably accommodates a dining table, perfect for family meals or entertaining guests. The living area is spacious and inviting, designed for relaxation and social gatherings. Double doors open directly onto the private rear garden, allowing for an effortless indoor-outdoor flow, perfect for summer evenings and alfresco dining.

The first floor features a beautiful presented living room complete with a Juliette balcony, flooding the room with natural light. This level also includes a well-sized double bedroom and a immaculate family bathroom.

The entire top floor is dedicated to two impressive double bedrooms. The master suite, featuring fitted wardrobes that offers plenty of storage. The modern en-suite shower room is finished with high-quality fixtures, including a walk-in shower, elegant tiling, and a contemporary sink and toilet suite. The second double bedroom is also spacious, offering built-in fitted



wardrobes for excellent storage. This versatile space can accommodate a large bed along with additional furniture, making it ideal for children, guests, or even a home workspace.

To the rear, the garden offers a combination of a sleek patio area, ideal for dining al fresco, and a decking area at the back, which provides a sun-soaked retreat to enjoy throughout the day. The garden is fully enclosed, providing a comfortable space for both outdoor living and privacy. A useful shed is also located within the garden, offering additional storage. Side access leads you back to the front of the property and also to the rear, which you will find your parking.

Don't miss the opportunity to make this stunning townhouse your new home! Viewings highly advised.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - B



East Facing



Mains Gas, Electric,
Water, Drainage



Gas Combi Boiler



Shottery Primary
Strafford Girls
Grammar

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