



FOR STARTERS



GUIDE PRICE
£345,000

MAIN COURSE

Nestled in a private development in the sought-after Clopton area, this modern three-bedroom semi-detached home offers a blend of style, comfort, and convenience. With Stratford's historic town centre just a short stroll away, it's perfectly placed for enjoying local shops, cafés, and riverside walks, all while benefiting from a peaceful, tucked-away setting.

As you enter the home, the welcoming hallway leads to a handy cloakroom, complete with a WC, wash hand basin. In here you will also find a meter for the solar panels, adding an eco-friendly touch.

The kitchen is beautifully designed with sleek units at eye and waist level, a stylish breakfast bar, and integrated appliances, including a fridge freezer, dishwasher, and washing machine. A four-ring gas hob with an extractor sits above an electric oven, while the marble-effect splashback and ceramic tiled flooring add a modern finish. A window overlooks the front garden, making this a bright and airy space to cook and dine.

The sitting room is a generous and inviting space, with warm white laminate flooring, plenty of room for a three-piece suite and dining area, and French doors leading out to the private rear garden. There's also useful under-stairs storage.

Upstairs, the landing offers loft access, a large storage cupboard with hanging space (ideal as an extra wardrobe), and an airing cupboard housing the mains pressure hot water system.

The master bedroom is a fantastic size, with a fitted double wardrobe and a window overlooking the garden. It also benefits from an en suite, complete with a fully tiled shower cubicle, vanity unit with inset wash basin, WC, and a heated towel rail.



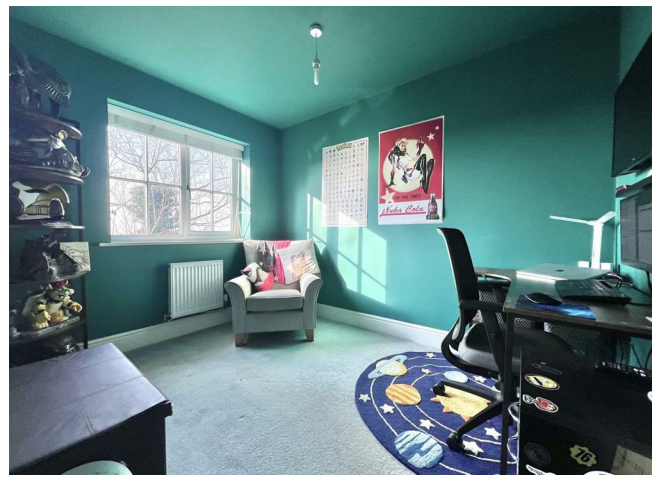
Bedroom two is another double, with a front-facing window, while bedroom three is a single, perfect as a child's room, home office, or guest space.

The family bathroom features a white three-piece suite, including a bath with shower over, a vanity unit with wash basin, and fully tiled walls.

The rear garden is a private and peaceful retreat, mainly laid to lawn with a patio area ideal for entertaining. A rear gate leads to the garage, which has power, lighting, and an electric up-and-over door. There's also an additional allocated parking space within the gated development.

With its modern design, great layout, and superb location within walking distance of town, this home is ideal for professionals, small families, or anyone looking for a low-maintenance property in a desirable part of Stratford. Book a viewing to see it for yourself!

The vendor has advised there is an annual maintenance fee of £442.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - B



North Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



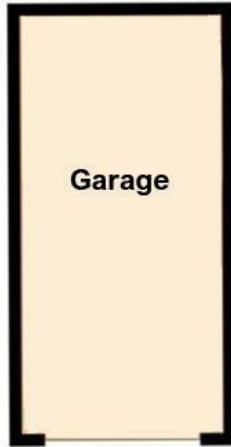
Heating System
Gas Central Heating



Thomas Jolyffe
Primary School

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Garage

Ground Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



Lounge/Dining Room

4.72m (15'6") max
x 4.60m (15'1")

Kitchen/Breakfast Room

3.60m x 2.33m
(11'10" x 7'8")

First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Master Bedroom

2.66m x 3.38m
(8'9" x 11'1")

Bathroom

Bedroom 2
3.00m x 2.36m
(9'10" x 7'9")

Bedroom 3
2.07m x 2.15m
(6'9" x 7'1")

Total area: approx. 77.6 sq. metres (834.8 sq. feet)

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