



FOR STARTERS



OFFERS IN EXCESS OF
£325,000

MAIN COURSE

Set in the ever-popular Clifton area and within easy walking distance to the town centre, this beautifully presented NO CHAIN three double bedroom home offers space, style, and flexibility – ideal for families, professionals, or anyone seeking modern living in a prime location. Properties on Slingates Road rarely stay on the market for long, and it's easy to see why.

To the front, a generous driveway provides parking for up to three vehicles, with the added benefit of a long, attractive lawn that offers potential for further parking if required.

Step inside through a spacious and versatile porch – perfect as a second reception room, reading nook, or home study. From here, a central hallway connects all key living spaces. To the right, the bright and impressive living/dining room features a charming feature fireplace and large sliding doors that flood the space with natural light and open directly onto the landscaped rear garden. It's a perfect space for entertaining or relaxing.

The adjoining kitchen is in immaculate condition, offering ample worktop space, plenty of storage, and a practical layout. From here, you can access the converted garage – currently used as a stylish home office but equally suited as a snug, playroom, or additional sitting room. Off this room is a convenient downstairs WC.

Upstairs, all three bedrooms are genuine doubles. Two benefit from



fitted wardrobes, while the third offers generous proportions and flexibility for various layouts. The bathroom is pristine, with a separate enclosed WC for added convenience.

Outside, the south-west facing rear garden has been thoughtfully landscaped to provide a private retreat, ideal for relaxing or entertaining outdoors.

This fantastic home combines spacious accommodation with versatility and an unbeatable location. Don't miss the opportunity to secure a home in this high-demand area.

Early viewing is highly recommended.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - TBC



South West Facing



Mains Electric,
Water, Drainage



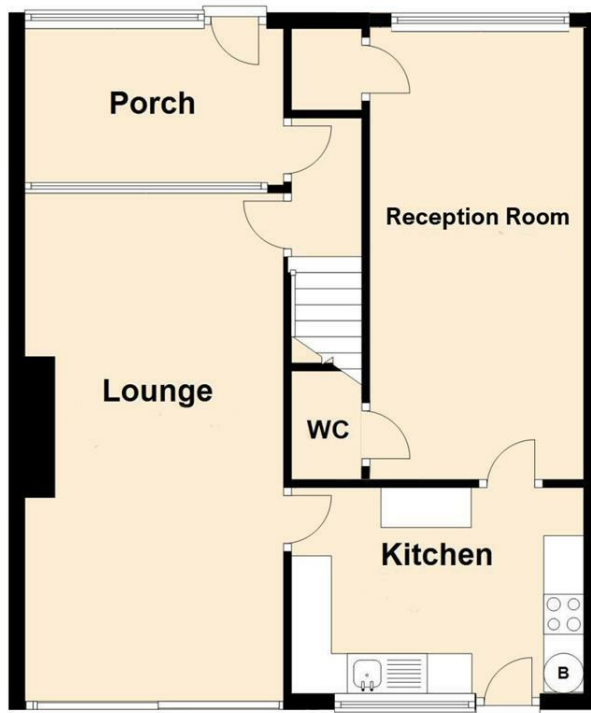
Gas Central Heating



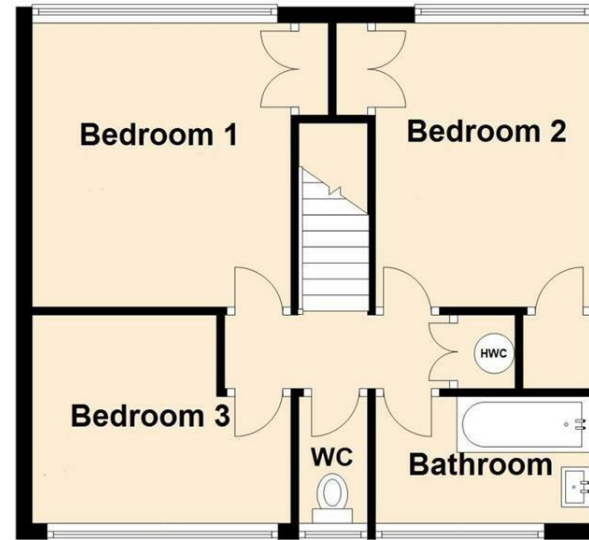
Thomas Jolyffe
Primary
Stratford High

WHY NOT TAKE
A LOOK INSIDE?
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Ground Floor



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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