





# FOR STARTERS



OFFERS OVER  
£375,000

## MAIN COURSE

\*3-Bedroom Detached Home in a Sought-After Stratford-upon-Avon Location\*

This three-bedroom detached home is set in one of Stratford-upon-Avon's most sought-after spots, tucked away on a peaceful cul-de-sac with no through road. Properties in this location rarely come to the market and are always popular, thanks to the quiet setting and easy access to local amenities including the Park and Ride Railway Station. To the front of the house is a private driveway with a green fore garden, leading to the integral garage, providing both off-road parking and useful storage.

Stepping inside, you are greeted by a welcoming hallway with the staircase tucked away neatly and a downstairs WC to the left. To the right, a fantastic-sized lounge enjoys a walk-in bay window overlooking the front fore garden, along with an electric fireplace creating a cosy focal point. From here, a door opens into a separate formal dining room, a versatile space ideal for entertaining or family meals, with french doors leading directly out to the garden.

The dining room connects through to a spacious kitchen/breakfast room, fitted with plenty of cupboards and generous worktop space. There is also potential here to create an open-plan kitchen-diner, subject to the relevant planning permissions. A side door from the kitchen provides access into the integral garage as well as a separate door to the side of the property.





Upstairs, the home offers two generous double bedrooms and a well-sized single bedroom, along with an airing cupboard on the landing for additional storage. The family shower room has been updated in a modern style, featuring a large walk-in shower.

The rear garden is a particularly lovely feature of this property – a good size, with a patio area for outdoor dining, a large expanse of lawn, and mature hedges surrounding the space for privacy. Altogether, this is a fantastic opportunity to secure a detached home in a highly desirable part of Stratford-upon-Avon, offering comfortable living as it stands and great potential for future improvements.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - D



North East Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage



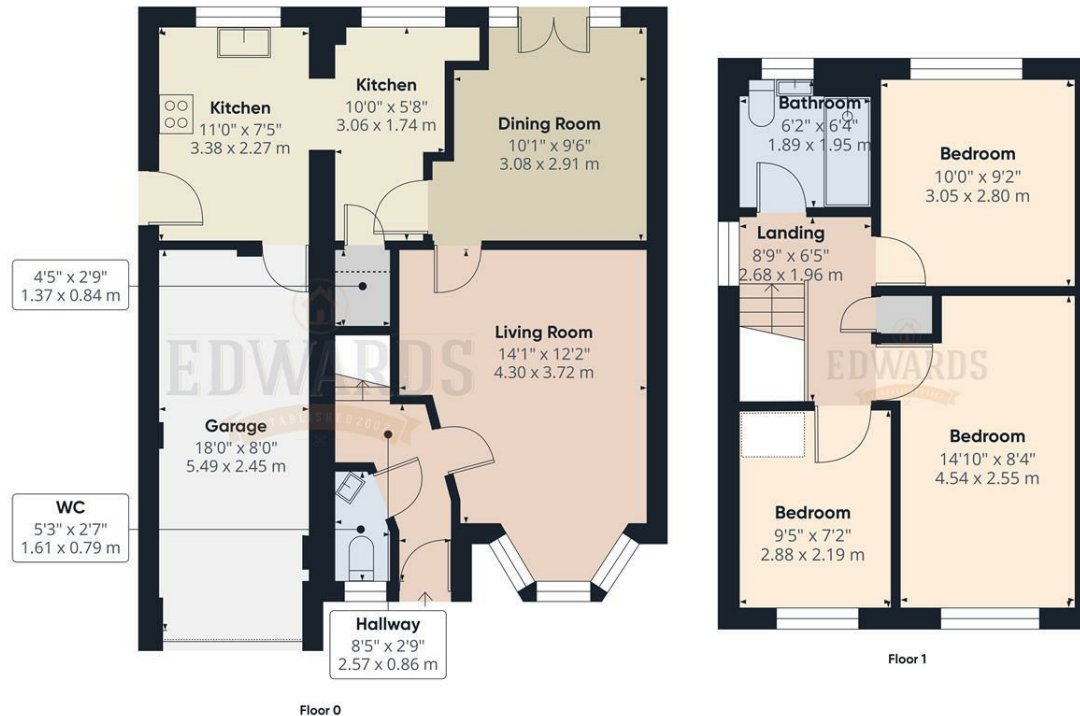
Heating System  
Gas



Bishopton Primary  
School

WHY NOT TAKE  
A LOOK INSIDE?  
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Approximate total area<sup>(1)</sup>

978 ft<sup>2</sup>

90.9 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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