



FOR STARTERS



GUIDE PRICE
£395,000

MAIN COURSE

Spacious 3-Bedroom Family Home in Desirable Welford-on-Avon Location

Located in the heart of the ever-popular village of Welford-on-Avon, this beautifully presented three-bedroom property offers spacious accommodation, a generous plot, and a prime position within easy reach of local amenities, highly regarded schools, and scenic countryside walks.

Set back from the road, the home benefits from an extensive driveway and a mature fore garden, creating a welcoming first impression and offering ample parking. As you enter, you're greeted by a light, airy and spacious hallway, setting the tone for this bright and well-laid-out home. The living room, located at the front of the property, is a wonderful size and filled with natural light from the large window overlooking the garden. A feature log burner adds warmth and charm, making this a perfect space to relax and unwind. Double doors lead into a separate dining room, ideal for entertaining or family dinners, with direct access to the rear garden. The layout also allows the flexibility to open up the space further if desired.

To the right of the hallway is a well-appointed family bathroom, while to the rear of the home sits a generously sized kitchen with ample wall and base units, lots of worktop space. A door from the kitchen opens out to the rear garden, and there is also access to a handy separate utility room - thoughtfully located to keep noise away from the main living areas.

Upstairs, the spacious landing includes a built-in storage cupboard and provides access to three bedrooms. The master bedroom is a fantastic size, easily accommodating a king-size bed and additional furniture. The second double bedroom features built-in wardrobes, and the third bedroom, while slightly smaller, is still a great size - ideal as a nursery, home office, or guest room.



Outside, the private rear garden is a real highlight - mainly laid to lawn, with a dedicated patio area perfect for al fresco dining and summer BBQs. The garden is enclosed and secure, making it ideal for children or pets, and there is convenient side access for bins or garden equipment.

Welford-on-Avon is a vibrant and friendly village known for its strong community, local pubs, shop, primary school and easy access to Stratford-upon-Avon, Evesham, and the Cotswolds. This is a fantastic opportunity to purchase a well-maintained home in a sought-after location – early viewing is highly recommended.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - A



East Facing



Mains Electric,
Water, Drainage



Air Source Heat Pump



Welford Primary

WHY NOT TAKE
A LOOK INSIDE?
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Ground Floor

Approx. 568.6 sq. feet



First Floor

Approx. 400.0 sq. feet



Total area: approx. 968.6 sq. feet

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