





# FOR STARTERS



OFFERS IN EXCESS OF  
£285,000

## MAIN COURSE

Welcome to this beautifully presented two-bedroom semi-detached property, nestled on the outskirts of a newly built estate off the ever-popular Loxley Road in Stratford-upon-Avon. This home is perfect for those seeking a modern and low-maintenance lifestyle in a tranquil yet well-connected location.

As you approach the property, you are greeted with a driveway providing off-road parking for two vehicles with the added benefit of an electric charging point. Stepping inside, you enter a bright and spacious open-plan living area that incorporates the kitchen, dining, and lounge space. The modern kitchen is thoughtfully designed, offering ample storage and workspace, making it ideal for both entertaining and everyday cooking. There is also a convenient downstairs WC and a large storage cupboard with space and plumbing for a washing machine, providing practicality. The living space is filled with natural light, and a part glass panelled door opens directly onto the garden.

Upstairs, the property boasts two well-proportioned double bedrooms. The main bedroom, positioned at the front of the property, is a good-sized double with a nook that could be transformed into a built-in wardrobe or dressing area.

The second bedroom, is situated at the rear of the property and can accommodate a small double bed, making it a versatile space suitable for various needs. The contemporary family bathroom is sleek and modern, featuring high-quality fittings that enhance the overall aesthetic of the home.

A particular highlight of this property is the rear garden, which is a great size and not overlooked. Consisting of a patio area and a well-maintained lawn, it's an ideal setting for outdoor relaxation or entertaining guests. As an





added bonus there is a spacious garden room which is fully insulated with power and would be perfect as a home office or hobby room, adding to this is a large storage shed. There is gated side access leading back to the front of the property.

Located on the edge of this sought-after development, the home benefits from a peaceful setting while still being within easy reach of local amenities. Stratford-upon-Avon town centre is just a short drive away, offering an array of shops, restaurants, and cultural attractions. For those who enjoy outdoor activities, the surrounding countryside provides excellent walking and cycling routes, perfect for nature lovers.

This property is an excellent opportunity for first-time buyers looking for a stylish and well-located home, investors seeking a buy-to-let, or downsizers wanting a modern yet manageable living space. Don't miss out on the chance to make this delightful home yours. Contact us today to arrange a viewing and discover everything this property has to offer.

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - B



North Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage



Heating System  
Gas Central Heating



Alveston Primary  
School

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