



# FOR STARTERS



OFFERS IN EXCESS OF  
£335,000

## MAIN COURSE

**\*ATTENTION TO ALL INVESTORS AND FIRST TIME BUYERS!** We welcome you to this delightful home, perfectly situated within walking distance to the bustling town centre of Stratford-upon-Avon, the River Avon and The Greenway. This immaculately presented property features a prime location, 2 double bedrooms, a garage for storage and a beautiful private garden to the rear.

Stepping inside you are greeted with a light and airy hall, with a downstairs WC conveniently located opposite as well as built in storage cupboards. Leading to the living space, you get to experience the epitome of modern living with a beautifully designed open plan space that seamlessly integrates the living, kitchen, and dining areas. This layout is perfect for those who love to entertain or to simply enjoy some family time.

The living area to the front features a modern fireplace, substantial room for your furniture, and a charming bay window with professional white shutters. The kitchen is of a tasteful design, where modern aesthetics meets functional convenience. Central to this space is the versatile breakfast bar, which serves as a hub for casual dining, socialising, and everyday tasks. There is also a window located just over the sink, providing you with a view when washing your pots and pans. To the right you have ample space for a table and chairs, perfect for entertaining.

Discover the essence of contemporary design with a stunning modern curved staircase. This serves the focal point of the home, offering both visual appeal and practical elegance. Leading upstairs you have 2 fantastic sized double bedrooms, both with the added convenience of large fitted wardrobes and room for a desk/dressing table. Stepping into the bathroom, a haven in itself... Offering a stunning white three-piece suite, the centrepiece of this space is a stunning freestanding bath with an elegant shower




overhead, offering both a stylish and practical bathing solution. Adding to the convenience, it acts as a Jack and Jill styled bathroom, with a door from the master bedroom and from the landing. There is also a boarded loft, useful for storage.

The garden to the rear is private, low maintenance and simply unbeatable! Adjacent to the house, there is a spacious wooden decked area, which provides the ideal spot for outdoor dining and entertaining. Furnished with comfortable seating, a dining table and perhaps a barbecue, it's perfect for enjoying sunny days and evenings. It's a warm, welcoming environment perfect for relaxation and enjoyment.



# KEY INGREDIENTS


 Tenure  
Freehold

 Council Tax  
Band -

 EPC  
Band - C

 TBC

 Mains Services

 Heating System  
TBC



TBC

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A LOOK INSIDE?  
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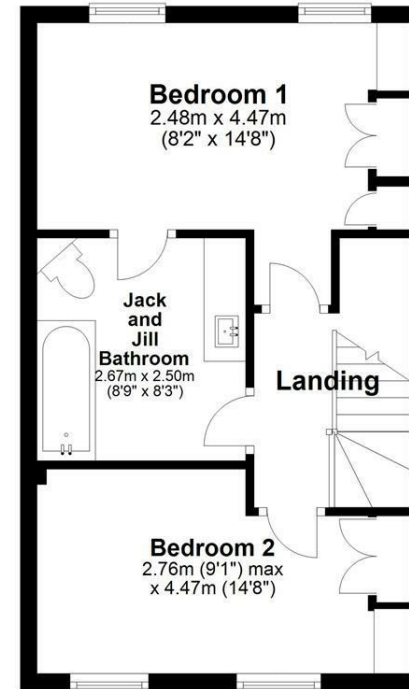
### Ground Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 82.1 sq. metres (883.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

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