



# FOR STARTERS



OFFERS IN EXCESS OF  
£420,000

## MAIN COURSE

A well presented, extended 3 double bedroom detached home with flexible living space, southerly facing garden, driveway and single garage.

This modern home is entered via a welcoming entrance hall. To the right, the dual-aspect sitting room spans over 18' and features a charming bay window to the front, creating a bright and inviting space. The kitchen, also at the front of the property, is fitted with cream units, a stylish worktop, an integrated electric oven, gas hob, and space for additional appliances, offering both practicality and style. Leading off the kitchen, a stylish extension with vaulted ceilings, a large picture window, and French doors provides a wonderful view over and access to the garden.

There is a further reception room, ideal as an office, dining room, playroom or even a downstairs bedroom, which also features French doors opening onto the garden, creating a lovely flow between indoor and outdoor spaces. Completing the ground floor is a convenient downstairs W.C.

Upstairs, all three bedrooms are generously proportioned doubles. The master and second bedrooms feature fitted wardrobes, with the master boasting a contemporary en-suite with a large walk-in shower and striking black fittings. The family bathroom has been recently refitted in a stylish, modern design, featuring an elegant bath and shower over with gold fittings.



The southerly facing, split-level rear garden is part walled and offers a terrace and lawn, with steps down to a secluded seating area, ideal for relaxing or entertaining. A driveway runs down the side of the property leading to the single garage which has power and a courtesy door leading into the rear garden.

Perfectly positioned, the property benefits from excellent connectivity, being just 500m from Stratford-upon-Avon Parkway railway station and only half a mile from the A46. For everyday convenience, the May Bird Shopping Centre is less than a mile away, offering a wide range of retail and amenities.

With versatile reception rooms, recently updated bathrooms, stylish interiors, and thoughtful extensions, this home provides a wonderful combination of space, style, and practicality in a highly convenient location.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - C



South West Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage

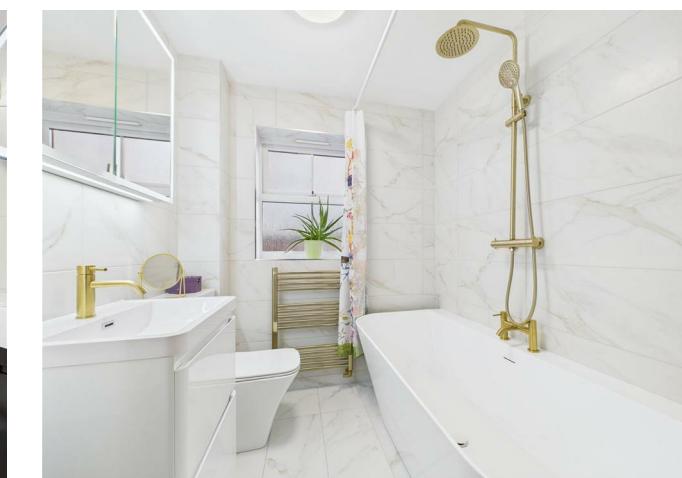
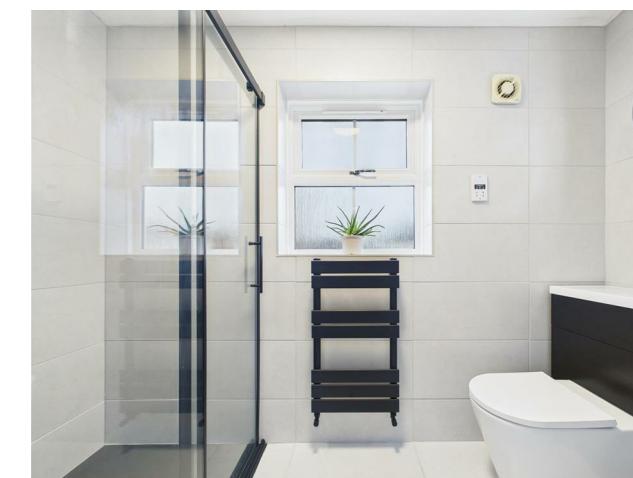


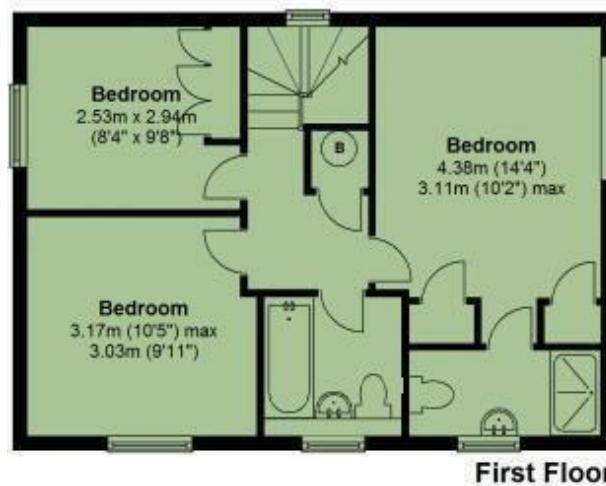
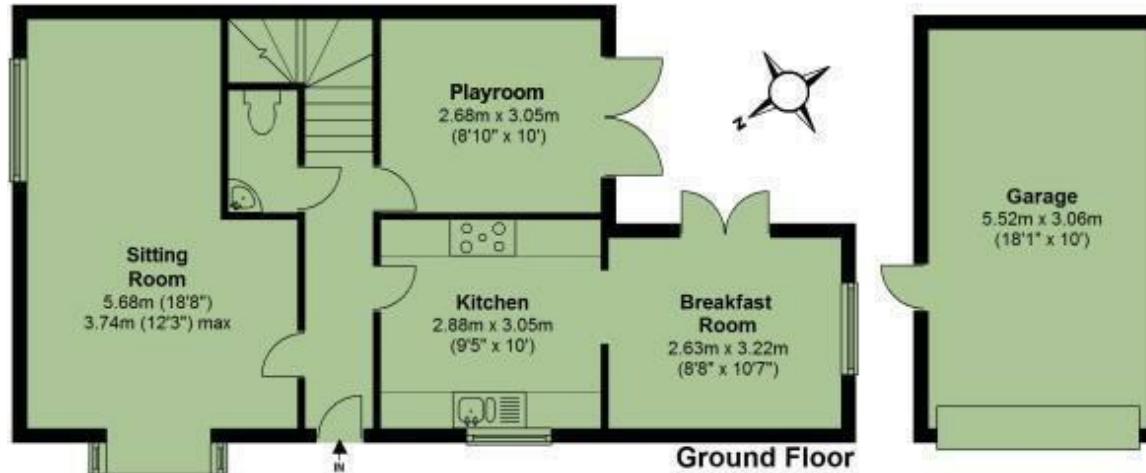
Heating System  
Gas Central



Bishopton Primary  
School

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Total area: approx. 116.1 sq. metres (1250.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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