



FOR STARTERS



OFFERS IN EXCESS OF
£335,000

MAIN COURSE

Welcome to this beautifully presented modern three-bedroom family home, ideally positioned at the top of a quiet cul-de-sac in the ever-popular Stratford-upon-Avon. Offering an excellent location with easy access to parks, well-regarded schools, train stations and key commuting links, this property perfectly balances peaceful living with everyday convenience.

You enter the home into a welcoming entrance hallway, offering space for coats and shoes, with stairs directly ahead. To the right, a door leads into an impressive open-plan living and dining room, which has been thoughtfully extended and stylishly decorated by the current owners. This versatile space offers plenty of room for both living and dining furniture, making it ideal for family life and entertaining. A cleverly tucked-away area provides the perfect spot for working from home, a study area or children's play space. The living area is warm and inviting, with a fantastic log burner acting as a striking focal point, beautifully centring the room and creating a cosy atmosphere.

The kitchen is a great size and extremely practical, offering ample worktop space and a wide range of cupboards. There is also space for a small breakfast bar, ideal for casual dining or morning coffee, in addition to direct access to the rear garden, making it perfect for both everyday living and summer entertaining.

Upstairs, the accommodation continues to impress. The extended master bedroom is a real highlight, offering a generous sleeping area



with open hanging space for clothes, creating a modern and functional layout, along with a contemporary en-suite bathroom. The second bedroom is another generous double with fitted wardrobes, while the third bedroom is perfectly suited as a child's room, nursery or home office. The main family bathroom is modern, fully tiled and finished to a contemporary standard.

Outside, the south-west facing rear garden is a wonderful feature of the home. Completely private, it enjoys plenty of sunshine and provides the perfect space for entertaining, children playing or pets to enjoy.

A superb home in a highly desirable location – early viewing is strongly recommended.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - C



South West Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Bishopston Primary
Stratford High

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