



# FOR STARTERS



OFFERS IN EXCESS OF  
£315,000

## MAIN COURSE

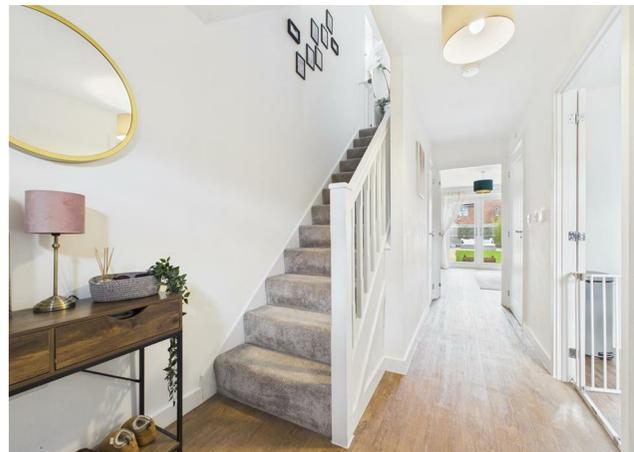
Situated on the edge of a popular modern development in Stratford-upon-Avon, this beautifully presented two double bedroom home occupies a generous plot and offers stylish, well-proportioned accommodation throughout. Ideally positioned within easy reach of canal-side walks, local amenities, the train station, and excellent commuting links, this property represents a fantastic opportunity for first-time buyers, downsizers, or anyone seeking a modern home in a convenient yet peaceful setting.

To the front, the property enjoys an attractive position with a generous plot that wraps around to the left-hand side, where you will find the driveway and garage. The outlook to the front overlooks a green space, creating a pleasant and open feel that sets the home apart from typical estate properties.

Stepping inside, you are welcomed by a light and airy entrance hallway, with the staircase neatly set back, enhancing the sense of space. To the right is a modern kitchen, thoughtfully fitted with a range of wall and base units, along with ample worktop space. A window to the front overlooks the green, allowing plenty of natural light to fill the room and providing a lovely outlook. The hallway also benefits from a modern downstairs WC and a large under-stairs storage cupboard, offering excellent practicality.

To the rear of the home is a stunning living room, which also provides space for dining if desired. Beautifully decorated throughout, this room offers a warm and inviting atmosphere, with double doors opening onto the rear garden and allowing natural light to flood the space.

Upstairs, the property continues to impress with two generous double bedrooms. The principal bedroom is located at the rear and is tastefully presented, offering ample space for wardrobes and additional furniture,



along with lovely views over the garden. The second bedroom, positioned at the front, is also a comfortable double and benefits from a large built-in cupboard providing useful storage. Both bedrooms are served by an immaculate and modern family bathroom, finished to a high standard.

Outside, the rear garden is a fantastic size and offers a great balance of patio and lawn, making it ideal for relaxing, entertaining, or for children to play. There is also a designated children's play area, along with access into the rear section of the garage, which has been cleverly converted into a home office, perfect for those working from home. The remaining portion of the garage still provides space for a small car or additional storage.

This immaculately presented home offers generous living space, a desirable location, and a superb plot, making it a property not to be missed. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - B



North East



Mains Gas, Electric,  
Water, Drainage

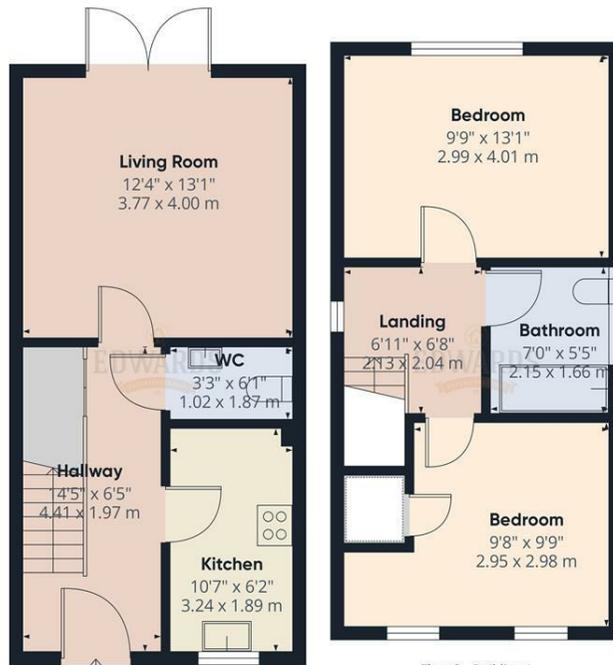


Gas Central Heating



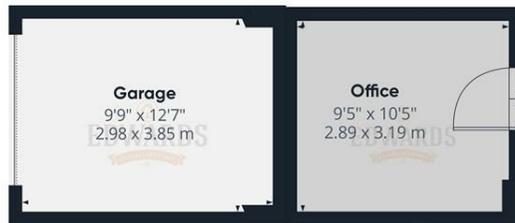
Bishopton Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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Floor 1 Building 1

Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
889 ft<sup>2</sup>  
82.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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