



# FOR STARTERS



OFFERS OVER  
£375,000

## MAIN COURSE

Situated within the ever-popular Trinity Mead development and tucked away on a quiet cul-de-sac, this beautifully presented four bedroom, three storey townhouse offers spacious and versatile accommodation throughout. With a generous rear garden, garage and driveway parking, this is an excellent family home in a highly desirable location.

To the front of the property there is a neat fore garden with a driveway to the left providing access to the garage, offering convenient off-road parking. Stepping inside, you are welcomed by a spacious entrance hall, creating a pleasant first impression of the home. To the right is a downstairs WC, while the staircase is neatly tucked away, keeping the hallway open and uncluttered.

Also positioned at the front of the property is the modern kitchen, fitted with a range of contemporary wall and base units providing ample storage and worktop space. The kitchen also benefits from integrated appliances and a clean, stylish finish, making it both practical and visually appealing.

Spanning the entire rear of the property is a fantastic lounge dining room, a wonderful open and sociable space ideal for both relaxing and entertaining. The room benefits from a walk-in bay window and a door leading directly into the garden, allowing plenty of natural light to flow in and creating a bright, welcoming atmosphere. The room is tastefully decorated and offers ample space for both living and dining furniture.

Stairs rise to the first floor, where you will find two well-proportioned bedrooms, both offering good space and flexibility for family living, guests, or a home office. Also on this floor is the modern family bathroom, finished in a contemporary style.



The top floor provides a particularly impressive level of accommodation, with a spacious landing area that offers room for a dressing table or additional furniture. From here are two fantastic double bedrooms. The main bedroom, located at the rear of the property, benefits from its own modern en-suite shower room. The second double bedroom is also a generous size and features built-in wardrobes, providing excellent storage.

Outside, the rear garden is a fantastic size for the area, thoughtfully designed to be low maintenance while still offering an attractive outdoor space. It features a patio area and lawn, ideal for outdoor dining, entertaining or family use. There is also direct access into the garage from the garden, adding further practicality.

This is a wonderful home in a sought-after location, offering generous space across three floors and beautifully presented throughout.

Early viewing is highly recommended - come and see for yourself what this fantastic home has to offer.

# KEY INGREDIENTS

 Tenure  
Freehold

 Council Tax  
Band - E

 EPC  
Band - C

 East Facing Garden

 Mains Services  
Electric, Gas,  
Drainage

 Heating System  
Gas Central Heating

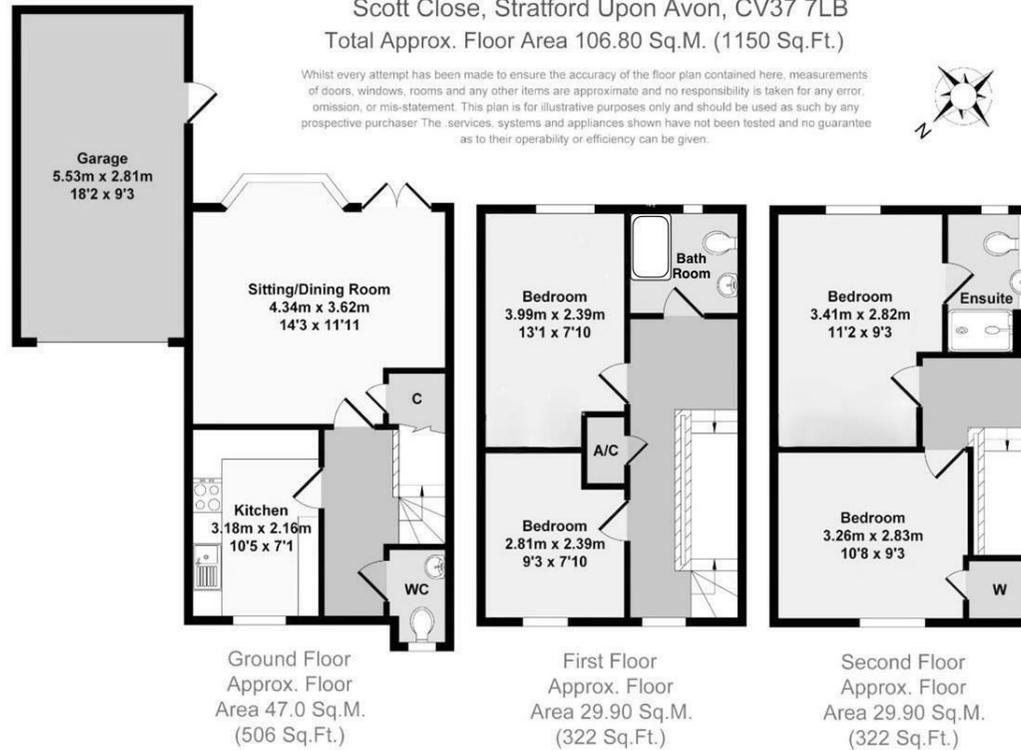
Bridgetown Primary  
School

**WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222**



Scott Close, Stratford Upon Avon, CV37 7LB  
Total Approx. Floor Area 106.80 Sq.M. (1150 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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