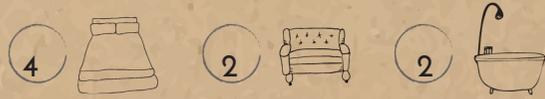





EDWARDS
ESTABLISHED 2007

**YEOMAN PLACE
STRATFORD-UPON-AVON CV37 9YE**

FOR STARTERS



GUIDE PRICE
£565,000

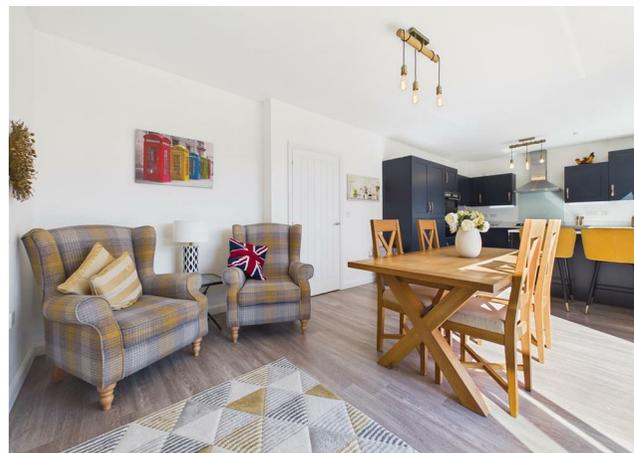
MAIN COURSE

We are delighted to present this stunning four-bedroom detached home, built by the highly reputable Bovis Homes, situated in a fantastic location in Shottery. This impressive property is perfect for growing families, those looking to upsize, or even downsizers seeking a spacious, modern home. Set within a quiet cul-de-sac with no passing traffic, this home offers both privacy and convenience.

The property sits on a generous plot, featuring a driveway to the left leading to a detached garage, with side-by-side parking for two large vehicles. Stepping through the front door, you are welcomed into an impressive hallway, immediately showcasing the home's high ceilings and an abundance of natural light streaming through the bifolding doors at the rear. To the left, you'll find a stunning living room with high ceilings and a large window overlooking the front, providing a bright and spacious environment with ample room for furniture.

To the right of the hallway is an additional reception room, currently used as a study, offering flexible living space. Also off the hallway is a generously sized downstairs WC with built-in utility appliances, along with a large under-stairs cupboard providing excellent storage.

The true heart of the home is the impressive full-width open-plan kitchen, dining, and living space. This room offers a real "wow factor," featuring bifolding doors that open onto the garden. The upgraded navy kitchen includes fully integrated appliances, generous worktop space, and a mix of wall and base units. A breakfast bar with seating



for two enhances the sociable feel, while there is still plenty of space for a large dining area and comfortable seating, all enjoying views over the garden.

Upstairs, the impressive accommodation continues with four spacious double bedrooms. The master bedroom is particularly generous and benefits from fitted wardrobes and a modern ensuite shower room. Two further bedrooms also feature fitted wardrobes, while the remaining bedroom offers excellent space. These rooms are serviced by a modern and contemporary family bathroom. A useful storage cupboard is also located on the landing.

Outside, the rear garden is a lovely size, featuring both a patio area and lawn, perfect for entertaining or family use. A side access gate leads conveniently back to the driveway and garage. Overall, this is an absolutely fantastic home that must be viewed to be fully appreciated.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - B



South Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Stratford Girls
Shottery Primary

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