



# FOR STARTERS



GUIDE PRICE  
£390,000

## MAIN COURSE

A beautifully renovated three-bedroom detached home, ideally positioned on a quiet cul-de-sac on Heron Lane, one of the most popular residential locations in Stratford-upon-Avon. This superb property has been thoughtfully updated by the current owners and offers stylish, ready-to-move-into accommodation throughout.

To the front, the property benefits from a smart driveway providing parking for two vehicles, creating a practical and welcoming approach. Stepping inside, you are greeted by a spacious and inviting entrance hallway, complete with striking stone herringbone flooring, stairs rising to the first floor, and a convenient downstairs WC. The hallway sets the tone for the quality and finish found throughout the home.

To the left, positioned at the rear, is a stunning full-width living room. This is a wonderfully bright and airy space, filled with natural light from a large window and glazed door that overlook the garden. There is ample room for a range of furniture, making it the perfect place to relax or entertain.

To the right of the hallway is the heart of the home—a beautifully designed open plan kitchen/dining room. Fitted with elegant cream units, oak worktops, and a classic Belfast sink, the kitchen combines style and practicality. The dining area comfortably accommodates a large table, making it ideal for family meals and social gatherings. From here, there is access to a fantastic-sized utility room, offering additional storage and workspace.

Upstairs, the property continues to impress with a spacious landing leading to three well-proportioned bedrooms and a stylish family bathroom. Two of the bedrooms are generous doubles of similar size, either of which could serve as the principal bedroom, while the third is a good-sized single,



currently utilised as a study, perfect for home working or a nursery. The family bathroom has been beautifully finished in a modern style, featuring a freestanding bathtub with shower over, creating a luxurious and relaxing space.

Externally, the rear garden is a real highlight; private, south-facing, and designed for both enjoyment and ease of maintenance. A generous patio area provides the perfect setting for outdoor dining, while the lawn offers additional space for families or keen gardeners. There is also useful side access to the front of the property, along with a rear gate leading to a pleasant walk directly into Stratford town.

This is a fantastic home that will appeal to a wide range of buyers, whether you are a first-time purchaser, looking to upsize, or seeking to downsize without compromising on quality. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - D



South Facing Rear  
Garden



Mains Gas, Electric,  
Drainage & Water

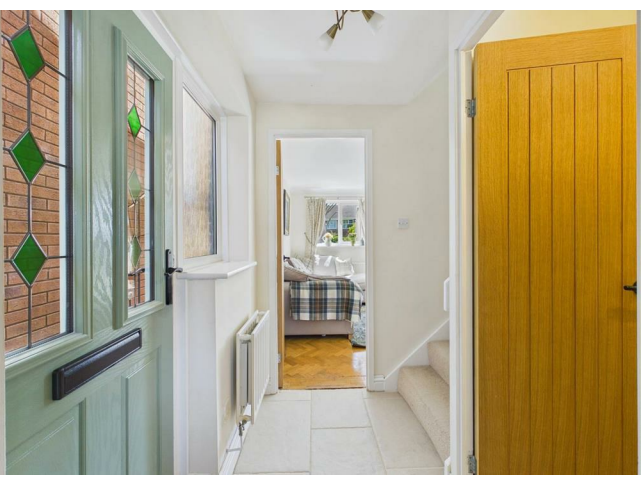


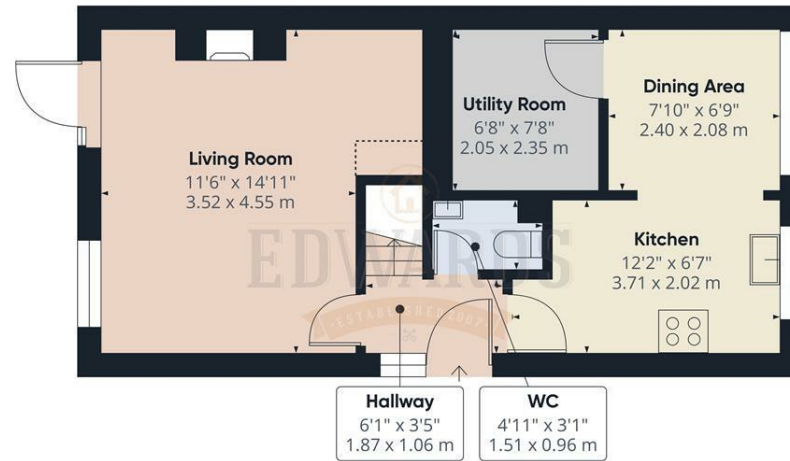
Heating System  
Gas Central



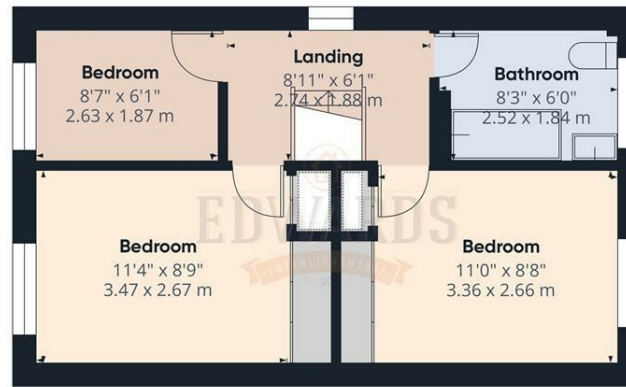
Bishopton Primary  
School

WHY NOT TAKE  
A LOOK INSIDE?  
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

796 ft<sup>2</sup>  
73.7 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

..... Below 5 ft/1.5 m

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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