EDWARDS

ESTABLISHED 2007

LAWSON AVENUE
STRATFORD-UPON-AVON CV37 7BT

FOR STARTERS

4 1 2

OFFERS IN EXCESS OF £425,000

MAIN COURSE

If you're searching for a home with real wow factor, look no further. Beautifully presented throughout, this stunning four-bedroom home combines contemporary open-plan living with stylish interiors and an impressive garden complete with a versatile annex.

The true heart of the home is the spectacular open-plan kitchen, dining and family room. Flooded with natural light from bi-fold doors opening onto the garden and enhanced by a striking vaulted ceiling with exposed beams, this is a wonderful space for both everyday family life and entertaining. The bespoke kitchen is fitted with an extensive range of cabinetry, sleek Corian worktops and a comprehensive selection of integrated appliances, including a Range cooker. A substantial central island provides the perfect place for casual dining, socialising or simply enjoying views across the beautifully maintained rear garden.

For quieter evenings, a separate sitting room offers a warm and cosy retreat, centred around a charming log-burning stove. Practicality has also been carefully considered, with a separate utility room providing additional storage and external access, together with a convenient ground floor cloakroom.

The accommodation is arranged over three floors. The first floor hosts an impressive principal bedroom complete with a walk-in wardrobe, alongside a further generous double bedroom and a beautifully appointed family bathroom. On the second floor are two smaller

rooms, ideal for children or home working, with large Velux windows allowing natural light to flood the upper floor.

Outside, the generous rear garden is a real highlight. A spacious terrace provides the perfect setting for outdoor dining and entertaining, while the extensive lawn offers plenty of space for children to play.

Completing this exceptional home is the superb detached annex. Finished to an equally high standard and benefitting from its own kitchenette and shower room, this incredibly versatile space lends itself to a variety of uses, whether as a home office, studio, gym, guest accommodation or an ideal space for those running a business from home.

A truly outstanding family home that perfectly combines contemporary style, flexible accommodation and exceptional indoor-outdoor living.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - D

EPC
Band - D

North Facing

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Alveston C of E Primary
Stratford High

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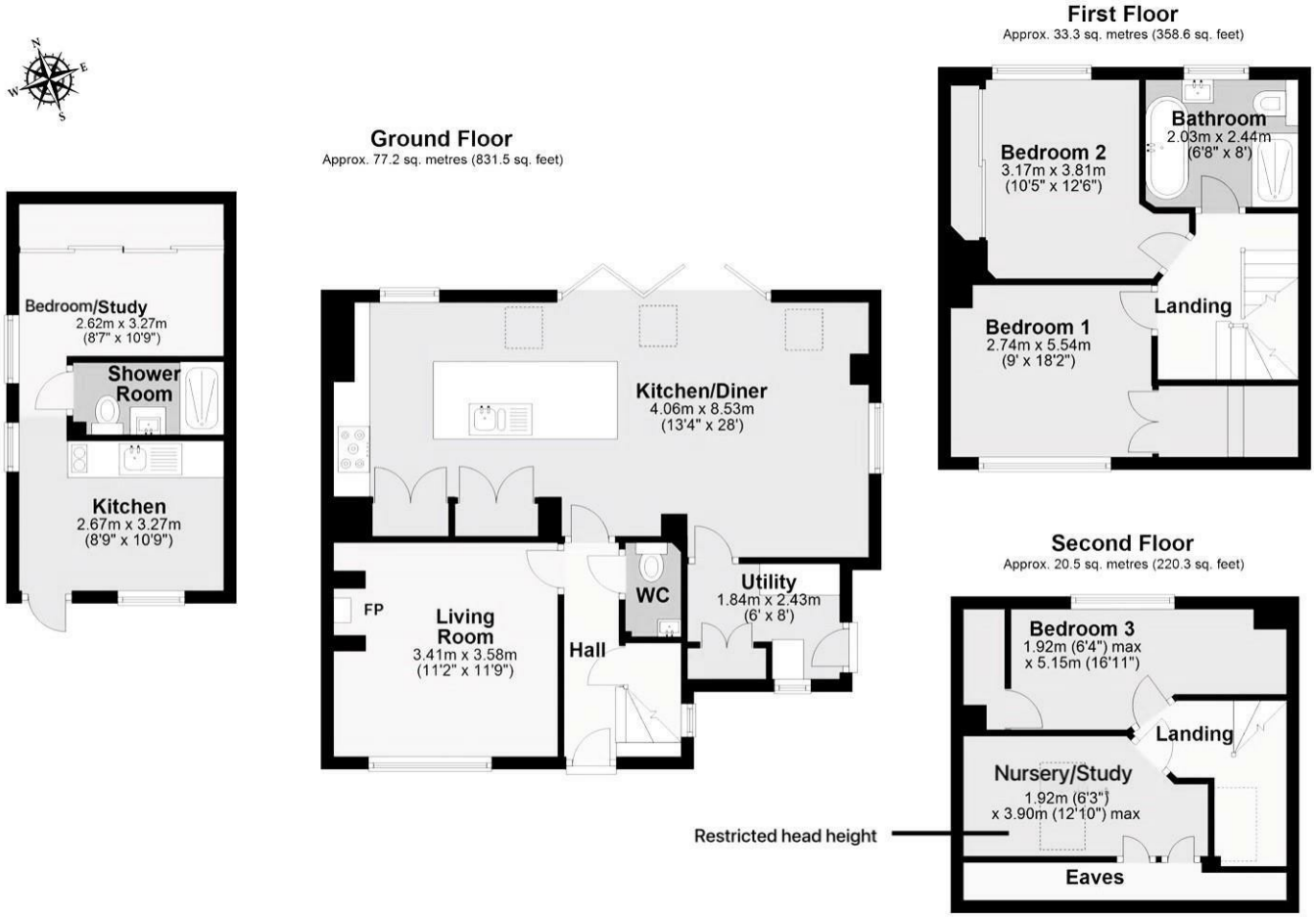

Total area: approx. 131.0 sq. metres (1410.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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