



# FOR STARTERS



OFFERS OVER  
£350,000

## MAIN COURSE

Nestled in a peaceful cul-de-sac in the desirable town of Stratford-upon-Avon, this extended and beautifully presented three-bedroom semi-detached home offers a perfect combination of contemporary living and comfortable space for all types of buyers – whether you're taking your first step onto the property ladder, growing a family, or looking to downsize without compromise.

As you arrive, the property greets you with a double-width driveway, providing off-street parking for two vehicles side by side, a rare and practical benefit in this popular location. There's also gated side access, leading conveniently through to the rear garden and an EV Charging Point. Step inside and you're welcomed by a bright entrance porch, a perfect space for storing coats, shoes, and bags, keeping the main living areas clutter-free. Immediately to your left, the former garage has been converted into an additional room, currently being used as a bedroom. This space offers a wealth of versatility – it could easily be a second lounge, playroom, or a home office for those working remotely, offering privacy from the main living areas.

The main living room is a lovely size, light and bright thanks to a large window overlooking the front, with a sleek glass door leading to the staircase, and another door taking you through to the heart of the home, a stunning, extended L-shaped open-plan kitchen, dining, and living space.

The kitchen has been beautifully fitted with sleek, high-gloss handleless cabinetry and finished with solid oak worktops, bringing warmth and character to the modern design. There's a breakfast bar for casual dining or morning coffees, and the layout is both sociable and functional, with ample workspace and storage. The dining area comfortably accommodates a family table and is set in front of French doors that open directly onto the garden, filling the space with natural light and creating a seamless indoor-outdoor flow. Just around the corner, yet still part of the open plan, is the second living space, being tucked away, yet still connected to the rest of the room.

Just off the rear living area, a door leads you into a thoughtfully designed utility room, complete with additional storage cupboards, a separate sink, under stairs storage, and space for a washing machine and other appliances, helping to keep the main kitchen area clear and tidy. There's also a downstairs WC, and a charming stable door which opens



onto the side of the property, perfect for practical day-to-day use.

Upstairs, the home continues to impress. The spacious landing gives a real sense of space and leads to three excellent double bedrooms, each well-proportioned and light-filled. This is a rare find, no "box" rooms here, and makes the home ideal for families or those needing space for guests or working from home. There's also a handy storage cupboard with a radiator and a large family bathroom complete with a walk-in shower and separate bathtub, ideal for busy mornings or long soaks in the evening.

The rear garden is private and a fantastic size, featuring a raised decked area perfect for al fresco dining, a lawn area for children or pets to enjoy, and a small pond that adds a lovely touch of character to the space.

With its flexible layout, extended living space, and fantastic location, this home is a must-see. It really does offer something for everyone!

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - C



North Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage



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Bishopston Primary  
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