



FOR STARTERS



OFFERS IN EXCESS OF
£395,000

MAIN COURSE

Offered to the market with no onward chain, this three-bedroom detached family home occupies an exceptional plot within one of Stratford-upon-Avon's most sought-after developments. Ideally positioned within walking distance of Stratford Parkway Train Station, this modern home offers spacious accommodation, excellent entertaining space and a generous, low-maintenance garden – making it the perfect choice for families and professionals alike.

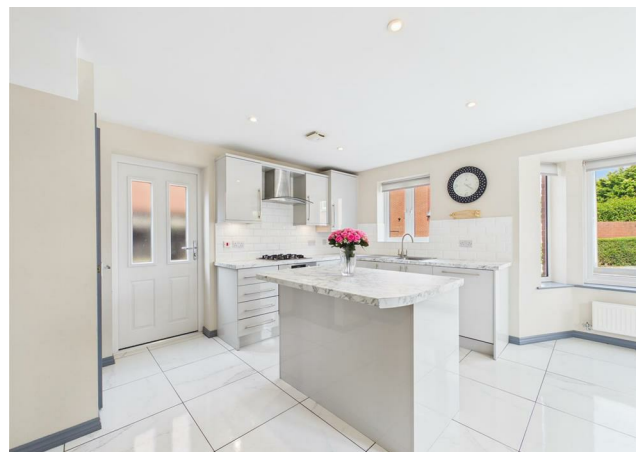
Occupying an enviable position, the property enjoys attractive double-fronted kerb appeal, with a detached garage situated to the side and driveway parking for two vehicles opposite. Stepping inside, you are welcomed by a bright and spacious entrance hallway with the staircase thoughtfully positioned to the rear, creating an inviting first impression. Immediately to your right is a contemporary downstairs shower room – an incredibly practical addition, ideal after muddy dog walks, family life or for visiting guests.

The living room spans the full width to the left and is an excellent size, providing a superb space to relax and unwind. A large window to the front allows natural light to flood the room, while French doors to the rear open directly onto the garden, seamlessly blending indoor and outdoor living during the warmer months.

The heart of the home is undoubtedly the stunning open-plan kitchen and dining room. Designed with modern family living in mind, this impressive space features a comprehensive range of stylish wall and base units, integrated appliances, generous worktop space and excellent storage. There is ample room for a family dining table, with the dining area enjoying an abundance of natural light from the attractive walk-in bay window and an additional side window. The kitchen also benefits from a large under stairs storage cupboard, currently utilised as a utility area, along with a door providing convenient side access to the garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from two fitted wardrobes, two windows allowing plenty of natural light and a generous en-suite shower room.

Bedroom two is another excellent-sized double bedroom, while bedroom three offers flexible accommodation and would make an ideal child's bedroom, nursery, home office or



study. These bedrooms are served by a modern family bathroom, fitted with a contemporary white three-piece suite.

Outside, the rear garden has been thoughtfully landscaped with low maintenance in mind while still offering an excellent amount of outdoor space. A substantial extended patio provides the perfect setting for summer entertaining, barbecues and alfresco dining, whilst the artificial lawn offers year-round practicality with minimal upkeep. Thanks to its generous proportions and favourable aspect, the garden enjoys plenty of sunshine throughout the day and provides a wonderful extension of the living accommodation.

Combining a fantastic location, generous plot, modern accommodation and the added benefit of no onward chain, this superb detached home is ready for its next owners to move straight in and enjoy.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - C



South West Facing



Mains Gas, Electric,
Water, Drainage

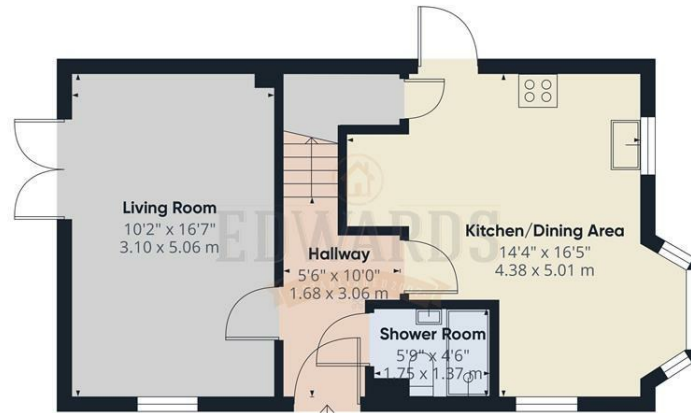


Gas Central Heating



Bishopston Primary
Stratford High School

WHY NOT TAKE
A LOOK INSIDE?
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Floor 0



Floor 1



Approximate total area⁽¹⁾
888 ft²
82.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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