EDWARDS

ESTABLISHED 2007

ROEBUCK ROAD

STRATFORD-UPON-AVON CV37 0UR

FOR STARTERS

5 3 3

OFFERS OVER

£600,000

MAIN COURSE

Following the successful sale of similar homes on this road, we are pleased to bring another one of these highly desirable five double bedroom detached family homes to the market. Offered with no onward chain, this fantastic property provides generous and versatile accommodation throughout, perfectly suited to modern family life.

To the front of the property is a driveway providing tandem off-road parking, along with access to the tandem garage. Stepping inside, you are welcomed by a spacious and inviting entrance hallway, with all principal rooms leading off. To the right is the formal living room, a bright and relaxing space enhanced by a charming walk-in bay window. Opposite, a second reception room offers fantastic flexibility and could be utilised as a home office, study or children's playroom. The ground floor also benefits from a useful downstairs WC and a practical storage cupboard for coats and shoes.

To the rear of the property is a third reception room, with double doors opening onto the garden. This space offers excellent potential, with neighbouring properties having opened it up to create an impressive open-plan kitchen, dining and family area.

The heart of the home is the superb modern kitchen/dining room, thoughtfully designed with both style and practicality in mind. Offering generous worktop space, a range of wall and base units, and ample room for both dining and informal seating, it is the perfect space for entertaining and everyday family life. Large glazed doors and windows overlook the rear garden, allowing natural light to flood the room while seamlessly connecting the indoor and outdoor spaces. A separate utility room provides additional storage and appliance space, with direct access to the side of the property.

Upstairs, the spacious landing leads to five well-proportioned double bedrooms, making this an ideal home for growing families. The impressive principal bedroom enjoys fitted wardrobes and a contemporary en-suite shower room with a generous walk-in shower. The second bedroom also benefits from its own en-suite, providing additional convenience for guests or older children. The remaining three double bedrooms are served by a modern family bathroom.

Outside, the rear garden is a private, sunny and beautifully maintained space, featuring a generous lawn and patio area, ideal for al fresco dining, entertaining, children to play or simply relaxing during the warmer months.

This outstanding family home combines generous living accommodation, versatile reception space and a highly desirable location, all offered with no onward chain. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - G

EPC
Band - C

TBC

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Stratford High School
Alcester Grammar

WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222

EDWARDS

Approximate total area(1)

1865 ft²

173.3 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.

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