



FOR STARTERS



OFFERS OVER
£375,000

MAIN COURSE

Immaculately presented throughout and offering everything a modern family could want, this fantastic three-bedroom semi-detached home is situated in a quiet cul-de-sac in a highly convenient part of Stratford-upon-Avon. Combining generous living accommodation, excellent practicality, a stunning rear garden and a fantastic location, this is a home that truly needs to be viewed to be appreciated.

The location is particularly appealing, with a small walkway at the end of the cul-de-sac providing direct access towards the Maybird Shopping Centre, whilst a range of everyday amenities are close by. The property is also well positioned for local schools, making this an excellent choice for families.

To the front, the property is approached via a generous driveway providing parking for multiple vehicles, with the home itself presented in fantastic condition.

Stepping inside, you are welcomed into a bright entrance hallway with access to all of the principal rooms. To the left is the spacious front living room, which is a lovely size and enjoys plenty of natural light through a large window overlooking the front garden. A fireplace provides an attractive focal point and creates a lovely, cosy feel.

Moving through the hallway, there is a particularly useful area of storage beneath the stairs, which offers plenty of space for everyday household items and could, if desired, be sectioned off to create a more enclosed storage area.

To the rear of the property is the real heart of the home - a beautifully presented contemporary open-plan kitchen/dining room. Designed with modern family life in mind, the room offers a fantastic sociable space, currently arranged with a breakfast bar and two bar stools, as well as a sofa, creating a relaxed area for family and guests to gather.

The kitchen provides excellent storage and workspace, along with a large useful storage cupboard, while French doors open directly onto the rear garden, allowing plenty of natural light into the room and creating a wonderful connection with the outside.

From the kitchen/dining area, you can access a substantial utility room, which provides excellent additional workspace and storage if desired. The utility room also benefits from access into the integral garage, as well as a further set of French doors opening onto the garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is a fantastic size, offering plenty of space for a range of bedroom furniture. The second bedroom is also a generous room and benefits from a large built-in cupboard, providing excellent



storage. The third bedroom is a well-sized single bedroom and would also work perfectly as a child's bedroom, nursery or home office. Completing the first floor is the immaculate family bathroom, which has been beautifully maintained and benefits from both a separate walk-in shower and a bath - perfect for relaxing at the end of the day and practical for family living.

Outside, the rear garden is undoubtedly one of the property's biggest highlights. It's beautiful! A lovely patio area immediately adjoins the property, providing the perfect space for outdoor dining, before leading onto an impressive stretch of lawn. At the top of the garden is a large decked entertaining area, offering an additional space for summer gatherings, barbecues and relaxing in the sunshine. A substantial storage shed provides excellent additional storage, whilst the overall garden is private, established and incredibly well maintained.

This really is a fantastic family home, combining space, practicality, superb presentation and an exceptional garden in a quiet and convenient Stratford-upon-Avon location. With excellent amenities close by, easy access to the Maybird Shopping Centre and great local school catchments, this is a property that ticks all the boxes.

Come and view this house - we are confident you will love it!



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - D



South East Facing
Garden



Mains Gas, Electric,
Water, Drainage

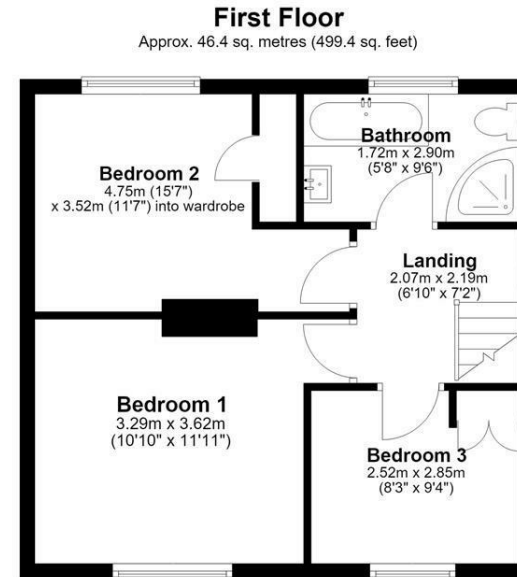
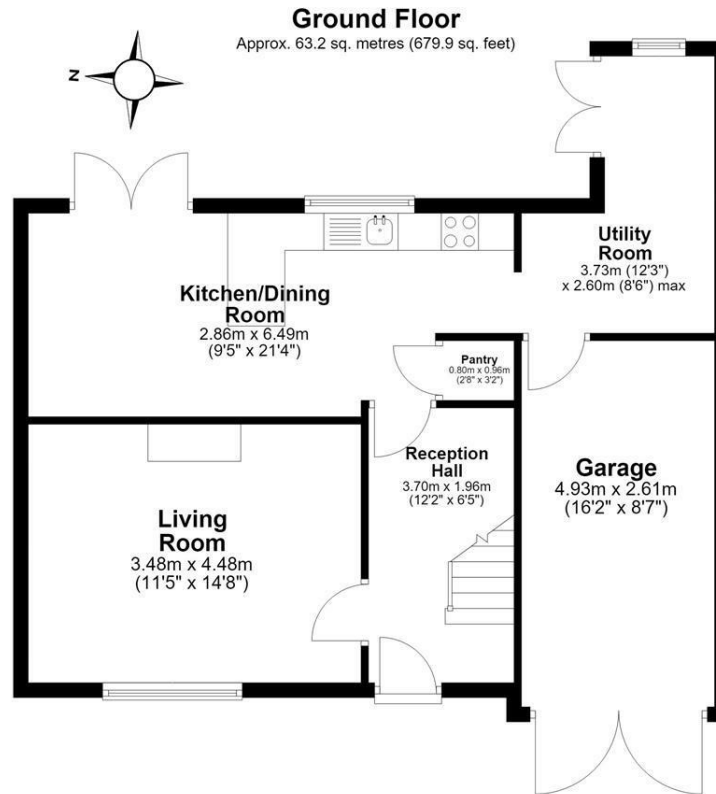


Gas Central Heating



Thomas Jolyffe
Primary
Stratford High School

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Total area: approx. 109.6 sq. metres (1179.2 sq. feet)

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