EDWARDS

ESTABLISHED 2007

CLOPTON ROAD
STRATFORD-UPON-AVON CV37 6TF

FOR STARTERS

4 1 2

OFFERS OVER
£500,000

MAIN COURSE

Occupying an enviable position on Clopton Road, right on the edge of the beautiful Welcombe Hills, this impressive four double bedroom detached property offers the perfect combination of space, presentation and location. Immaculately presented throughout, with a fantastic open-plan kitchen and dining space, four genuine double bedrooms, a private west-facing garden and no onward chain, this is a home that ticks so many boxes.

From the moment you arrive, the property makes a great first impression, with a newly laid driveway providing off-road parking to the front. Step inside and you are welcomed into a small entrance lobby, with stairs rising to the first floor and access into the main living accommodation.

The living room is a fantastic size and truly is a welcoming space. A large bay window to the front floods the room with natural light, whilst glazed double doors open through into the kitchen and dining area, allowing light to flow between the two rooms. There is also a large storage cupboard, which conveniently houses the central heating system.

then you reach the real heart of the home! Occupying the full width of the rear is a fantastic open-plan kitchen and dining area, which is beautifully presented and provides an excellent space for both everyday family life and entertaining. The kitchen is fitted with a great range of wall and base units, offering plenty of storage, with a breakfast bar and two stools creating a lovely spot for morning coffee! There is still plenty of room for a large dining table and additional furniture, making this a really sociable room where you can imagine spending plenty of time with family and friends.

The kitchen also provides access to a downstairs WC and a good-sized utility room, complete with a separate sink and further storage. An internal door leads directly into the integral single garage, making this particularly practical for family living.

Upstairs, the spacious landing leads to four genuinely good-sized double bedrooms, which is a fantastic feature of the property. All four bedrooms benefit from fitted wardrobes, providing excellent storage, whilst the master bedroom enjoys its own modern en-suite shower room. The main family shower room is equally impressive and has been finished to the same modern specification as the en-suite. The current layout incorporates a shower, although there was previously a bath in this room, meaning one could easily be reinstated

if preferred.

Outside, the rear garden is another real highlight. Completely private and beautifully maintained, it features a patio area and lawn, providing plenty of space for outdoor dining, relaxing and enjoying the garden. Being west facing, it also benefits from the afternoon and evening sunshine, perfect for those summer evenings.

Then there is the location! With the Welcombe Hills and fantastic countryside walks practically on your doorstep, this is a brilliant spot for anyone who enjoys getting outside, particularly dog owners. Stratford-upon-Avon town centre is also within easy reach, with a lovely walk into town, whilst there are excellent local schools nearby.

With its fantastic location, immaculate presentation, superb open-plan living space, four double bedrooms, private west-facing garden, integral garage and no onward chain, this is a property we are genuinely excited to bring to the market.

A fantastic family home in a fantastic position, come and have a look, we really don't think this one will disappoint!

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - F

EPC
Band -

West Facing Garden

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Thomas Jolyffe
Primary
Stratford High School

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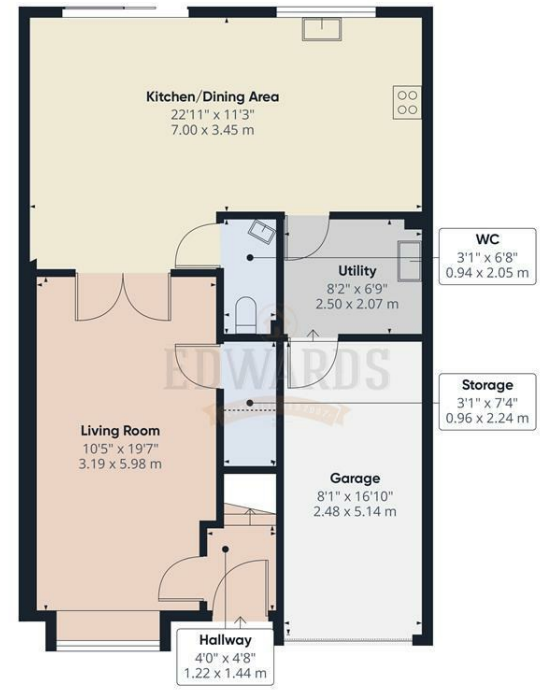
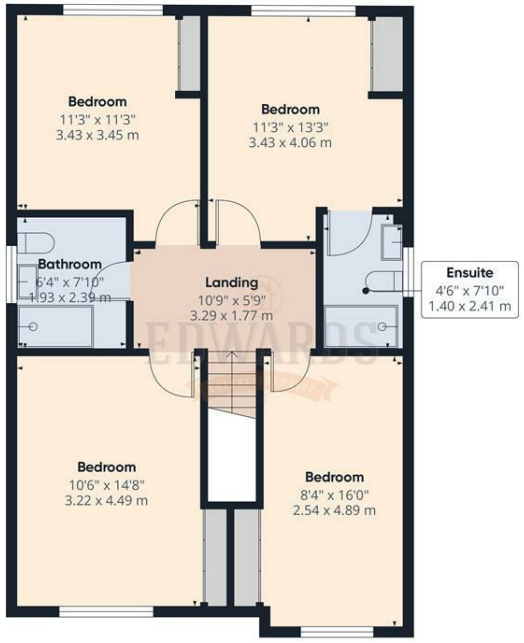


Floor 0



Floor 1

W N S E

EDWARDS

Approximate total area(1)

1520 ft²

141.3 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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