

EDWARDS

ESTABLISHED 2007

DROOPER DRIVE
STRATFORD-UPON-AVON CV37 9GW

FOR STARTERS

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OFFERS IN EXCESS OF £375,000

MAIN COURSE

Situated within a private driveway on Drooper Drive, this fantastic detached bungalow offers a rare opportunity to purchase a modern, beautifully designed home in Stratford-upon-Avon. Built just four years ago and offered to the market with no onward chain, the property provides spacious and versatile accommodation, with the added benefit of a detached garage, tandem driveway parking and a lovely rear garden. Bungalows of this size and specification rarely come to the market, making this a particularly exciting opportunity.

The property is approached via a private driveway with no through road or passing traffic, creating a lovely peaceful setting. To the front, there is an attractive tree-lined outlook with a pleasant green space directly opposite. To the right-hand side, the driveway provides tandem parking for two vehicles, with a side gate giving access through to the rear garden and detached garage.

Step inside and you are welcomed by a spacious entrance hallway, with all the principal rooms conveniently leading off. To the right is the main bedroom, which is a generous double room and benefits from impressive floor-to-ceiling fitted wardrobes, providing excellent storage. Opposite is the second bedroom, another well-proportioned room which would make an ideal guest bedroom, or alternatively a home office or study.

The accommodation is served by a large, modern shower room, finished with full tiling and featuring a generous walk-in shower. There is also a useful airing cupboard accessed from the hallway.

To the rear of the bungalow is a lovely L-shaped open-plan kitchen, living and dining room, creating a fantastic sociable space which feels both modern and welcoming. The kitchen is neatly positioned to one side, allowing it to feel connected to the living space while still having its own defined area. It is fitted with a range of contemporary wall and base units, offering plenty of cupboard and worktop space, together with integrated appliances. The living and dining areas enjoy lovely views over the rear garden, with French doors opening directly outside and allowing plenty of natural light into the room.

A particularly useful addition is the separate reception room, accessed via double doors from the main living area. This is an extremely versatile space and could be used in a







number of ways depending on your needs. Whether you require a third bedroom, a dedicated dining room, an additional sitting room or perhaps a hobby room, it offers fantastic flexibility.

Outside, the rear garden is a lovely size and has been lovingly maintained by the current owner. There is a patio area directly outside the French doors, ideal for outdoor dining and entertaining, with a lawn beyond and established borders providing a good degree of privacy towards the rear.

The detached garage is another excellent feature. It has been cleverly divided into two sections, with the rear portion partly converted and finished with plasterboard, with a stud wall separating the two areas. This provides an interesting additional space which could be used for storage, hobbies or potentially a variety of other purposes. The stud wall could also be removed if required, returning the garage to one larger space. There is also a window to the rear section, while the front portion remains useful for traditional garage storage.

Offering modern accommodation, two bedrooms with the flexibility of a third, a peaceful private position, driveway parking and a detached garage, this is a fantastic home with plenty to offer. With very few bungalows of this size and specification coming to the market in Stratford-upon-Avon, we would strongly recommend an early viewing to fully appreciate everything on offer.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - D

EPC
Band - B

North East Facing

Mains Gas, Electric,
Water, Drainage

Gas Central Heating

Bishopton Primary
Stratford High

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