

EDWARDS

ESTABLISHED 2007

SANCTUS ROAD
STRATFORD-UPON-AVON CV37 9AE

FOR STARTERS

3 2 2

GUIDE PRICE
£450,000

MAIN COURSE

Situated in a fantastic position on Sanctus Road, this spacious three-bedroom detached home offers surprisingly generous accommodation arranged over three floors, with plenty of flexibility to suit a variety of lifestyles. One of the real highlights is the amount of space on offer, as well as the town centre being right on your doorstep! The property is also being offered to the market with no onward chain, making this an excellent opportunity for anyone looking for a straightforward move.

Step inside and you are immediately welcomed into an open-plan kitchen/dining room, providing a fantastic space for everyday living and entertaining. The kitchen is fitted with a range of wall and base units, offering plenty of storage alongside generous worktop space. A large window overlooks the front of the property, allowing natural light to fill the room, while there is also access to a useful utility cupboard and a door leading out to the rear garden.

From here, a small inner lobby provides access to a downstairs WC and the first of the property's versatile reception rooms. This is a particularly useful additional space which could lend itself to a variety of uses, whether as a home office, study, occasional bedroom or perhaps a separate snug or sitting room.

Stairs rise to the first floor, where you will find a beautiful, generously sized main living room. This is a lovely space to relax, with two attractive sash windows providing plenty of natural light and adding character to the room. Also on this floor is a further reception room, offering even more flexibility. Whether you need another sitting room, a playroom, hobby space or a dedicated workspace, the choice is yours.

The staircase continues to the top floor, where the two main bedrooms are







located. The principal bedroom is a good size and benefits from fitted wardrobes, together with its own ensuite shower room. The second bedroom is also well proportioned and features fitted wardrobes, making it a practical and comfortable room. Completing the top floor is the family bathroom, which has a bath with shower over and a Velux window bringing in natural light.

The rear garden is a lovely, manageable size and has been laid with gravel, making it particularly easy to maintain. It offers a good square-shaped space to sit out, enjoy the sunshine and entertain, without the upkeep of a lawn.

With its fantastic location, generous accommodation across three floors and the added benefit of no onward chain, this is a home that offers plenty of versatility and space. A viewing is highly recommended to appreciate just how much this property has to offer.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - D

EPC
Band - C

North West Facing

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Broad Street Primary
Stratford High

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



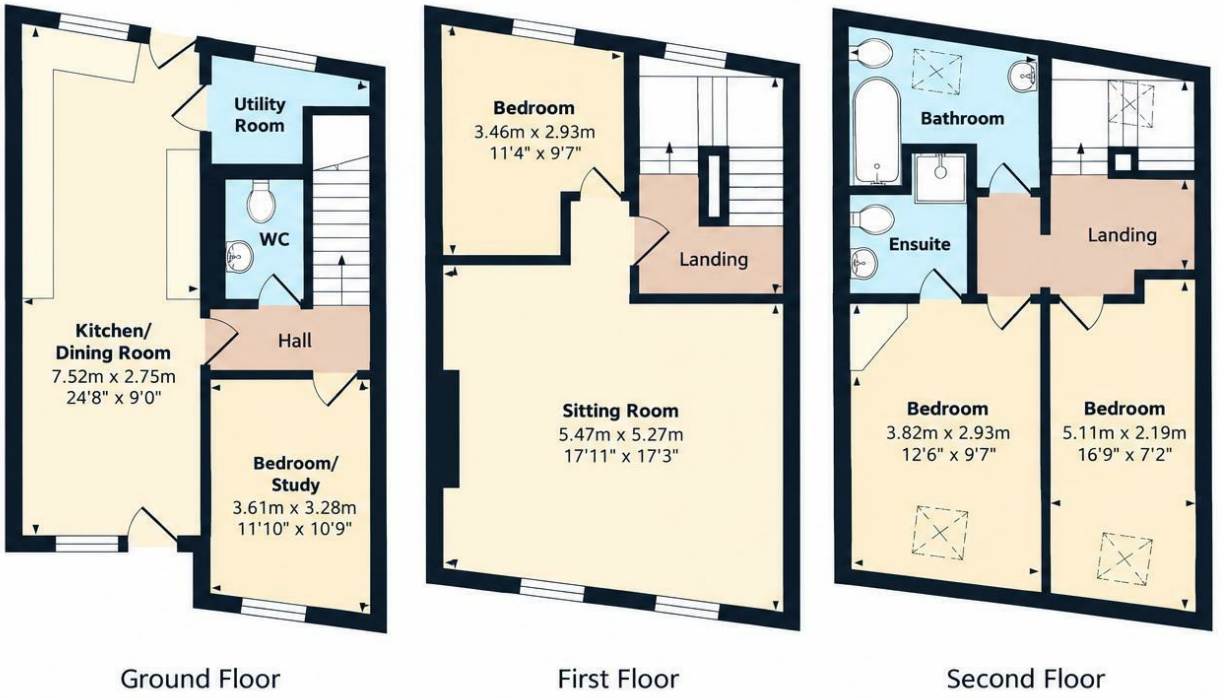












Ground Floor First Floor Second Floor

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Approximate total area(1)

124.00 m²
1,335 ft²

Ground Floor
40.06 m² / 431 ft²

First Floor
41.97 m² / 452 ft²

Second Floor
41.97 m² / 452 ft²

(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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