

EDWARDS

ESTABLISHED 2007

BARTON ROAD
WELFORD-ON-AVON CV37 8EY

FOR STARTERS

4 1 2

GUIDE PRICE
£650,000

MAIN COURSE

Set in the lovely village of Welford-on-Avon, on Barton Road, this fantastic four-bedroom detached family home really is one to come and see! Offering spacious, well-balanced accommodation throughout, a lovely south-facing garden and excellent living space, this is a home that could suit so many different buyers. Whether you are looking for your next family home, somewhere to upsize, or perhaps a property to downsize to without compromising on space, this could quite easily be your forever home.

To the front, the property benefits from a driveway providing parking for two vehicles alongside a lawned fore garden and electric charging point. Step inside and you are welcomed by a central entrance hallway, with all the principal rooms leading off.

To the left is a particularly spacious living room, running the full depth and width of the property and enjoying a lovely dual-aspect outlook. There is a large walk-in bay window to the front, allowing plenty of natural light to flood in, while sliding doors to the rear provide access and views over the garden. A flame inset log burner creates a lovely focal point to the room and makes this an inviting space to relax, particularly during the colder months.

To the right is an equally impressive kitchen/dining room, again running from front to back and enjoying a dual-aspect outlook, making this another wonderfully bright room. The kitchen is fitted with contemporary high-gloss units complemented by oak worktops and incorporates a breakfast bar area, ideal for more informal dining. There is ample space for a full-sized dining table, with French doors opening directly onto the rear patio, making this a great space for everyday family life and entertaining.

A door from the kitchen leads through to a good-sized separate utility room, which provides additional storage and workspace, an extra sink, a window overlooking the garden and an integral door into the garage. A downstairs WC completes the ground floor.







Upstairs, the property continues to impress with four bedrooms, all served by a modern family bathroom. The principal bedroom is particularly generous in size, enjoying a lovely outlook over the rear garden and benefiting from its own contemporary, fully tiled en-suite shower room. Bedrooms two and three are both good-sized doubles, with one also featuring a useful built-in storage cupboard. Bedroom four is a versatile single room, currently being used as a home office, and also benefits from additional storage. The modern family bathroom is finished in a contemporary style and comprises a bath with shower over and underfloor heating.

Outside, the rear garden is a real highlight. Enjoying a lovely southerly aspect, it offers a good degree of privacy and provides plenty of space to enjoy throughout the year. A large patio area sits directly off the house, creating an ideal spot for outdoor dining and entertaining, with the remainder of the garden laid to lawn. There is also convenient side access leading back around to the front of the property.

A fantastic all-round home offering space, light and versatility, with a lovely garden and plenty to offer buyers at different stages of life. We would highly recommend arranging a viewing to fully appreciate everything this home has to offer!

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - F

EPC
Band -

South Facing Garden

Mains Oil, Electric, Water, Drainage

Oil Heating System

Welford Primary
Stratford High

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



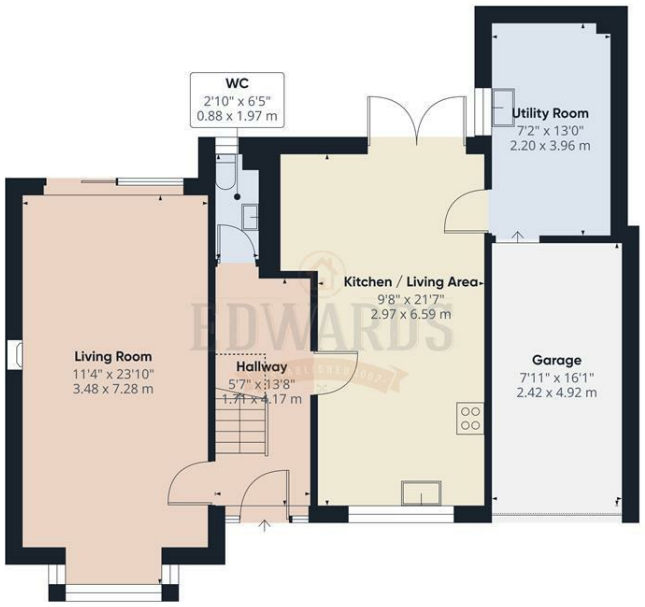


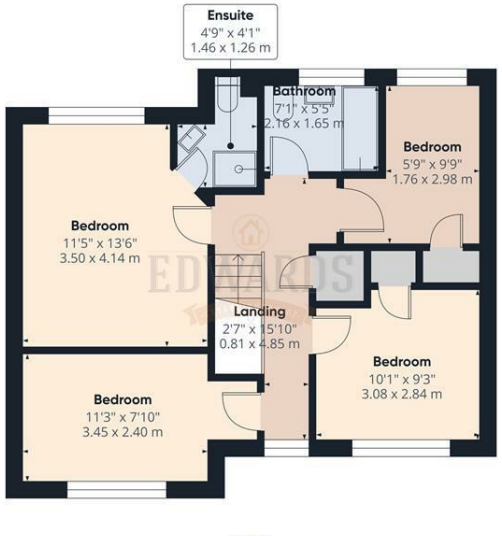














EDWARDS

Approximate total area(1)

1376 ft²
127.8 m²

Reduced headroom

13 ft²
1.2 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

FOR MORE INFO AND TO SEE OUR OTHER LOVELY PROPERTIES CHECK OUT OUR WEBSITE

MOVEWITHEDWARDS.CO.UK

HAVE YOU GOT A PROPERTY TO SELL? WE'D LOVE TO HAVE A CHAT 01789 414222

DID YOU KNOW WE ALSO DO MORTGAGES. FOR FREE ADVICE SPEAK TO ONE OF OUR CONSULTANTS

