

EDWARDS

ESTABLISHED 2007

DARLOW DRIVE
STRATFORD-UPON-AVON CV37 9DG

FOR STARTERS

5 3 2

OFFERS IN EXCESS OF £599,950

MAIN COURSE

A substantial five-bedroom detached family home, offered to the market with no onward chain, occupying a fantastic position on Darlow Drive, within walking distance of Stratford-upon-Avon town centre, the train station and a number of well-regarded local schools. Extremely well presented throughout, this is a wonderful family home offering generous and versatile accommodation, with several reception rooms, a spacious breakfast kitchen, a large conservatory and a private rear garden.

To the front, the property benefits from a driveway providing side-by-side parking for two vehicles, alongside a lawned fore garden. Stepping inside, the spacious entrance hallway immediately sets the tone for the accommodation on offer, with a lovely sense of space and a welcoming feel. To the right is a downstairs cloakroom, as well as a under stairs storage cupboard.

The two main reception rooms are separated by elegant glazed double doors, allowing the spaces to flow nicely while still offering separate areas for entertaining and everyday family life. The dining room is positioned to the front of the property, overlooking the front, while the living room is a particularly good size, featuring a fireplace as its focal point and sliding doors opening directly onto the rear garden.

The breakfast kitchen is immaculately presented and offers an excellent range of cupboards and generous worktop space, with plenty of room for a dining table. Leading off the kitchen is a handy utility area, along with a further reception room which is currently used as a utility space but would make an ideal home office or study. A door from here provides access to the remaining section of the garage, offering excellent additional storage.

One of the real highlights of the ground floor is the large conservatory, which overlooks the rear garden and provides a fantastic additional reception space. Generous in size, it is an ideal spot for relaxing, entertaining and enjoying views of the garden throughout the year.







Stairs rise to a spacious first-floor landing, with the accommodation continuing to impress. The principal bedroom is a lovely double room, complete with fitted wardrobes and a modern ensuite shower room. There are four further bedrooms, comprising three good-sized doubles and a single bedroom, making this an ideal home for growing families or those needing additional space for guests or working from home. The family bathroom is immaculately presented and fully tiled, fitted with a bath and shower over.

Outside, the rear garden enjoys a good degree of privacy and has been arranged to offer both entertaining and lawned areas. There is a decking area immediately adjoining the house, providing an ideal space for outdoor dining, with the remainder laid to lawn.

A fantastic opportunity to purchase a spacious, beautifully maintained five-bedroom detached home in a convenient location, with the added advantage of no onward chain. Early viewing is highly recommended to appreciate the space, presentation and location on offer.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - F

EPC
Band - C

North Facing

Mains Gas, Electric,
Water, Drainage

Gas Central Heating

Stratford High School
Shottery Primary

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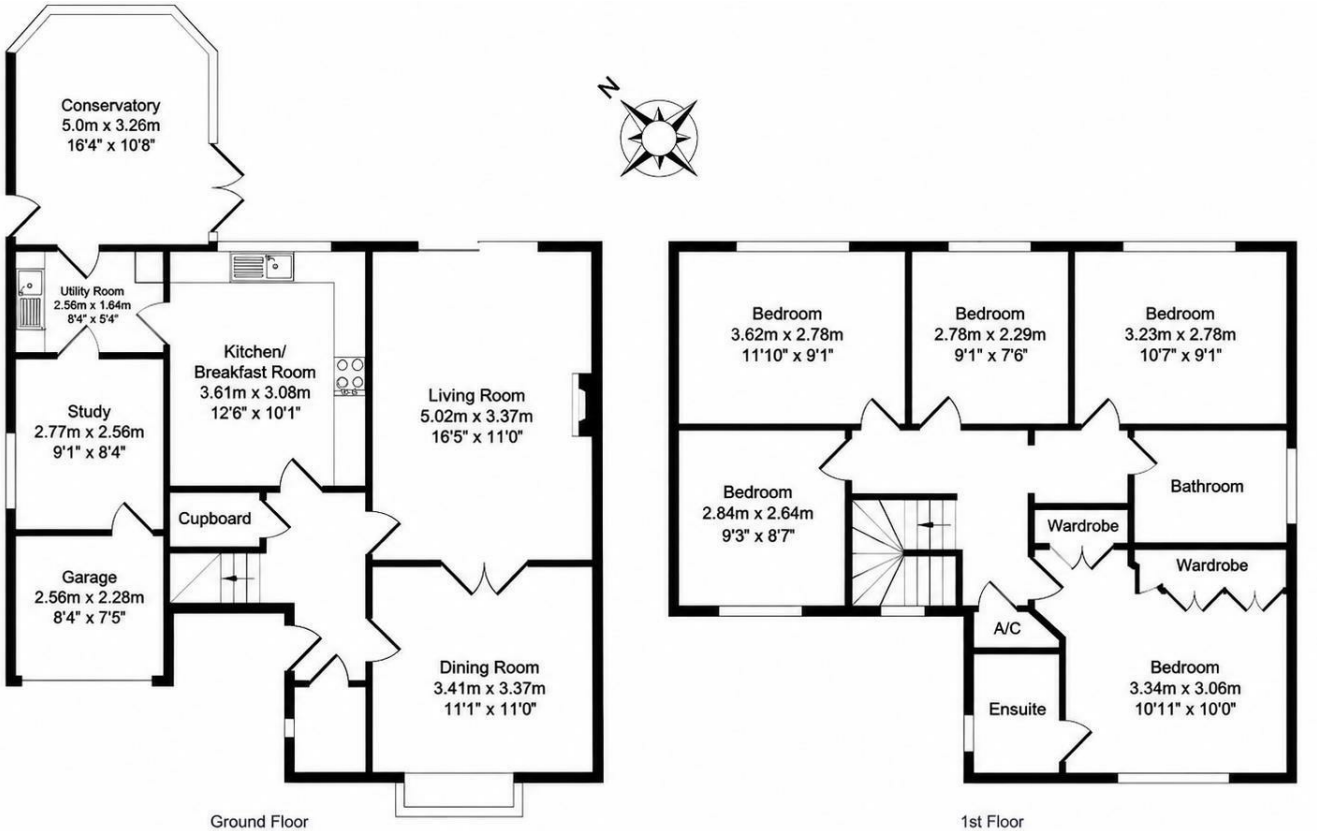












Total Approx. Floor Area 152.42Sq.M. (1641 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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