



Badgers Way, Stratford-Upon-Avon, CV37 0UJ

Offers over £530,000

KING
HOMES

This stunning FOUR DOUBLE BEDROOM detached family home is situated in a charming development in Stratford-upon-Avon. As you enter, you are greeted by a welcoming hallway with convenient under stair storage and stairs leading to the first floor. The spacious fully fitted kitchen/dining room is equipped with all the necessary appliances and offers ample storage space and double doors that open up to the rear garden, creating a seamless indoor-outdoor flow. The lounge features a beautiful bay window, allowing ample natural light to fill the room. Additionally, there is a second reception room currently utilized as an office, and a convenient downstairs cloakroom/utility. Upstairs, you will find a family bathroom and four generously sized bedrooms, with the master bedroom benefiting from an ensuite and fitted wardrobes. Outside, the landscaped rear garden offers low maintenance with a patio area and artificial grass. The front of the property showcases a tarmac driveway providing off street parking for two cars, along with a double tandem garage featuring skylights and a convenient door leading to the rear garden.

Stratford-Upon-Avon is well sought-after, and is served by a wide range of local shops and amenities, well regarded schooling, and excellent transport links to include regular bus routes, the train station is a walk away, whilst also being within good proximity to the A46, M40 and M42 motorways.



KIN
HOM

Hall

Kitchen/Diner 10'4" x 25'3" (3.15m x 7.70m)

Living Room 14'9" x 11'0" (4.50m x 3.37m)

Cloakroom/Utility 6'2" x 6'7" (1.88m x 2.02m)

Landing

Bedroom One 13'10" x 11'0" (4.22m x 3.36m)

En-Suite 5'0" x 6'6" (1.53m x 2.00m)

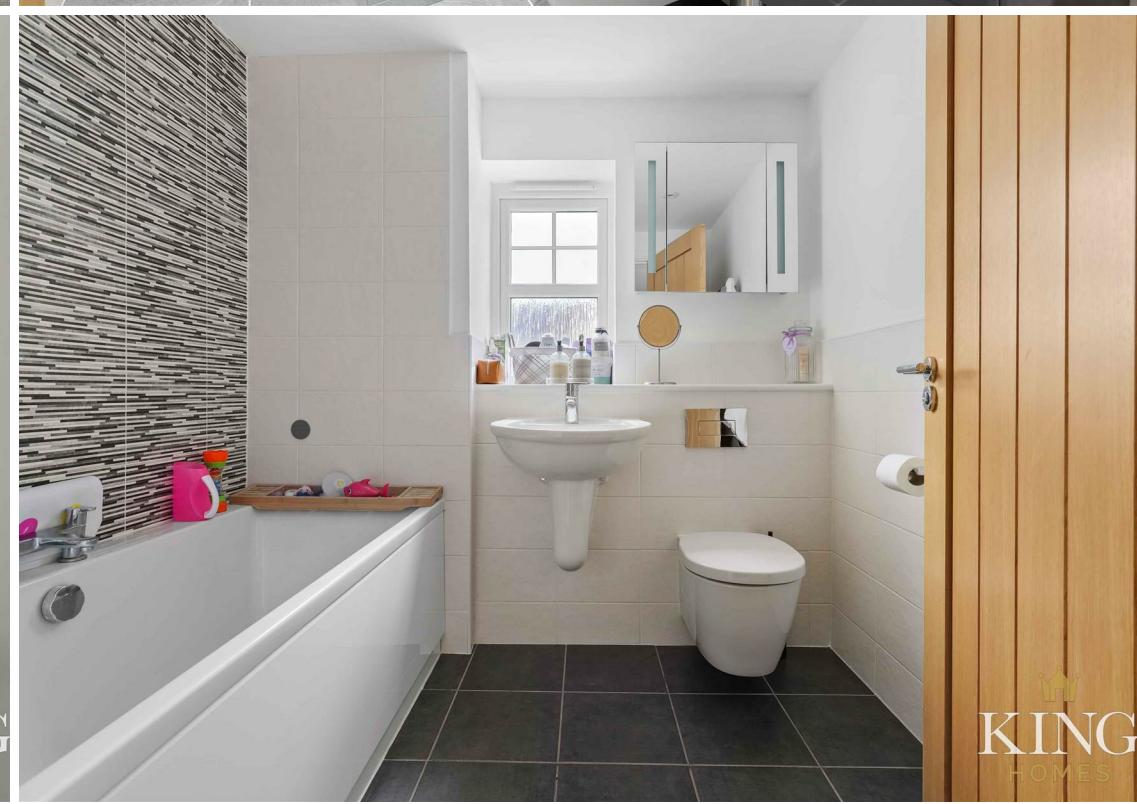
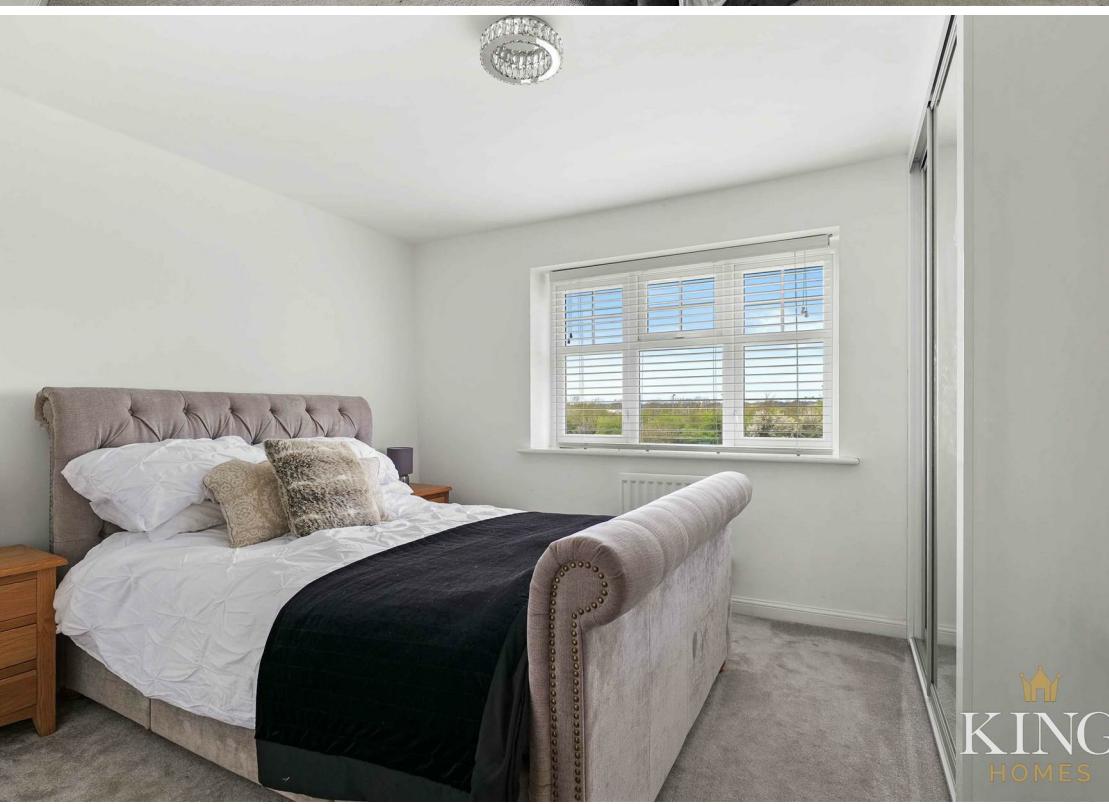
Bedroom Two 9'3" x 14'5" (2.82m x 4.41m)

Bedroom Three 9'9" x 11'4" (2.98m x 3.46m)

Bedroom Four 8'4" x 10'5" (2.55m x 3.19m)

Bathroom 8'1" x 6'3" (2.48m x 1.93m)

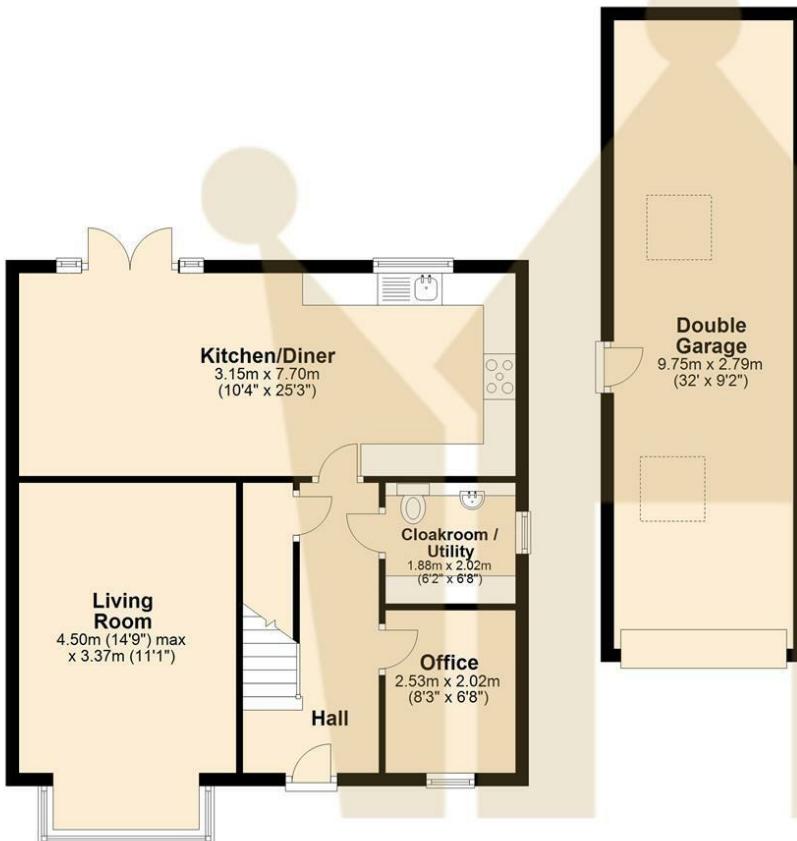
Double Garage 31'11" x 9'1" (9.75m x 2.79m)





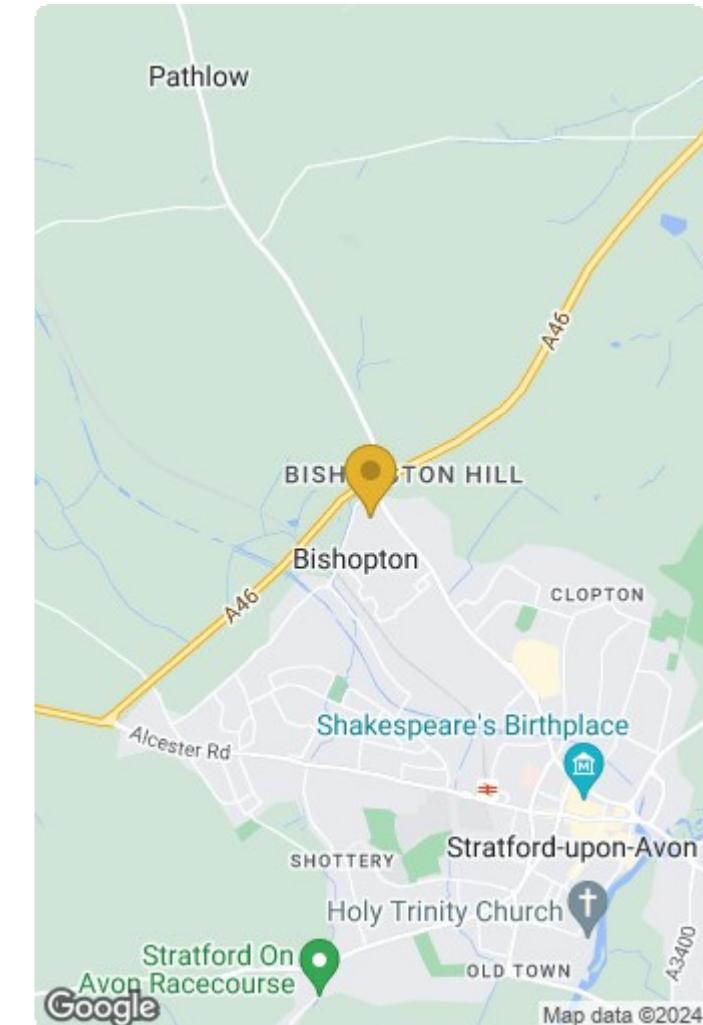
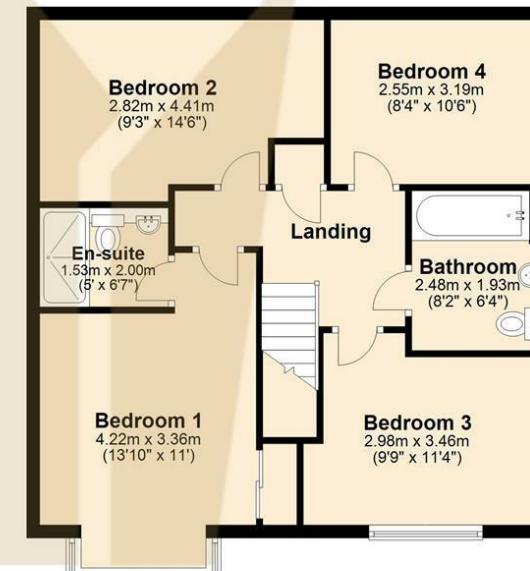
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Ground Floor
Approx. 87.9 sq. metres (946.2 sq. feet)



Total area: approx. 148.7 sq. metres (1600.8 sq. feet)

First Floor
Approx. 60.8 sq. metres (654.6 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | 94 | 85 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |