



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

Offers over £530,000


KING

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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.

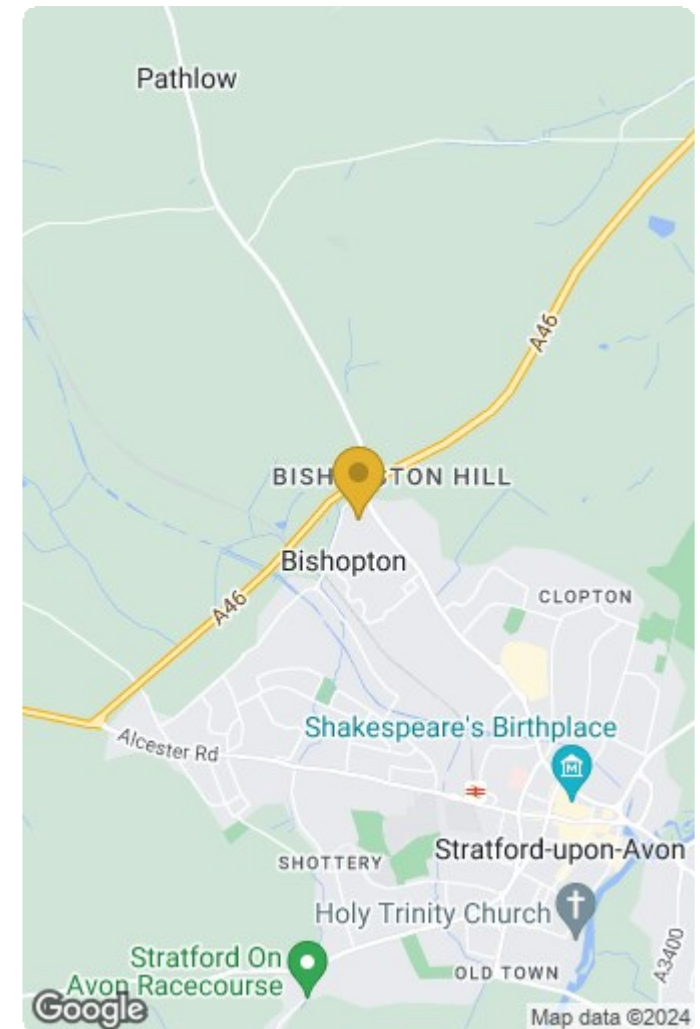
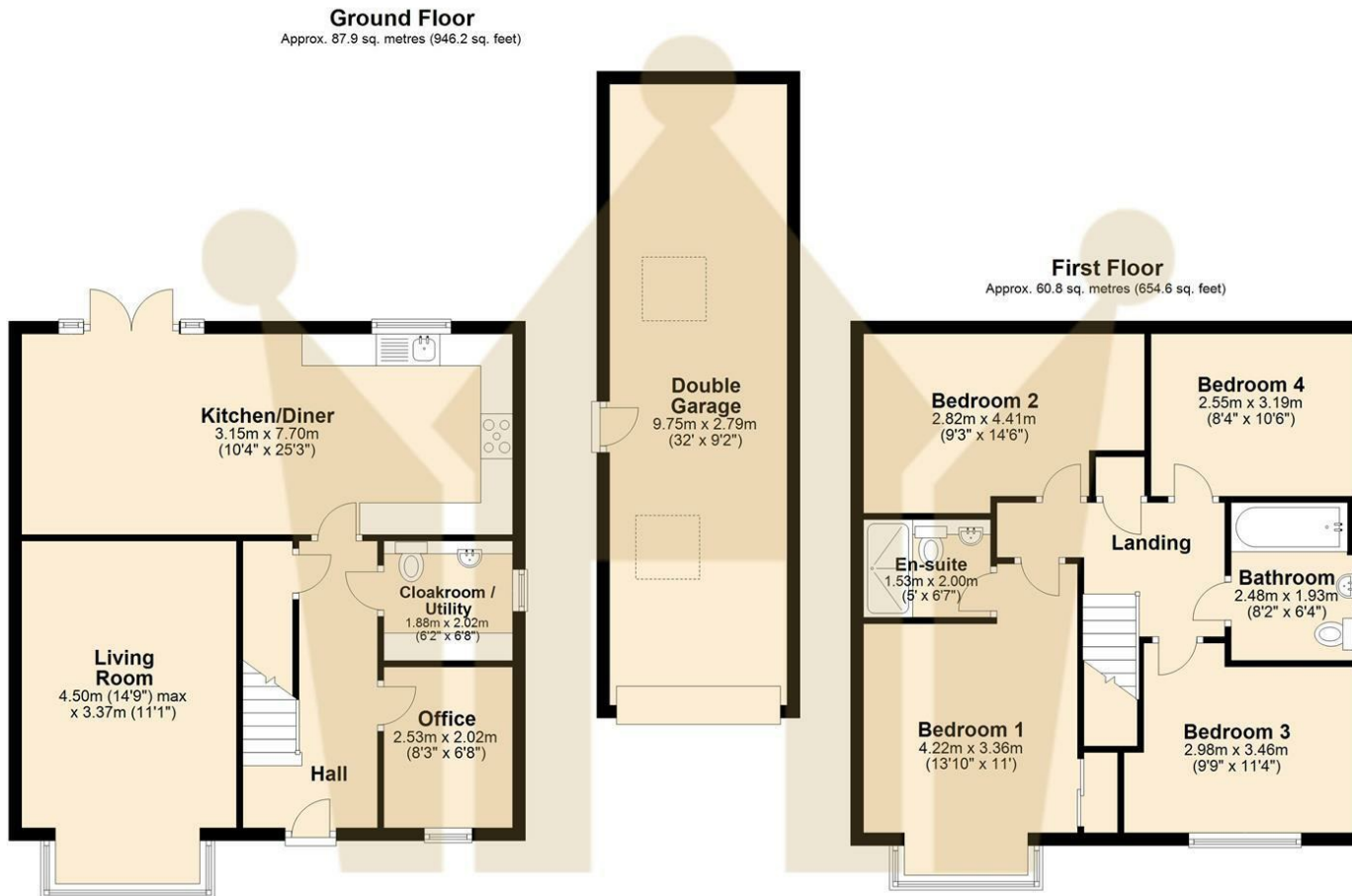
Stratford-Upon-Avon is well sought-after, and is served by a wide range of local shops and amenities, well regarded schooling, and excellent transport links to include regular bus routes, the train station is a walk away, whilst also being within good proximity to the A46, M40 and M42 motorways.



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)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	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	