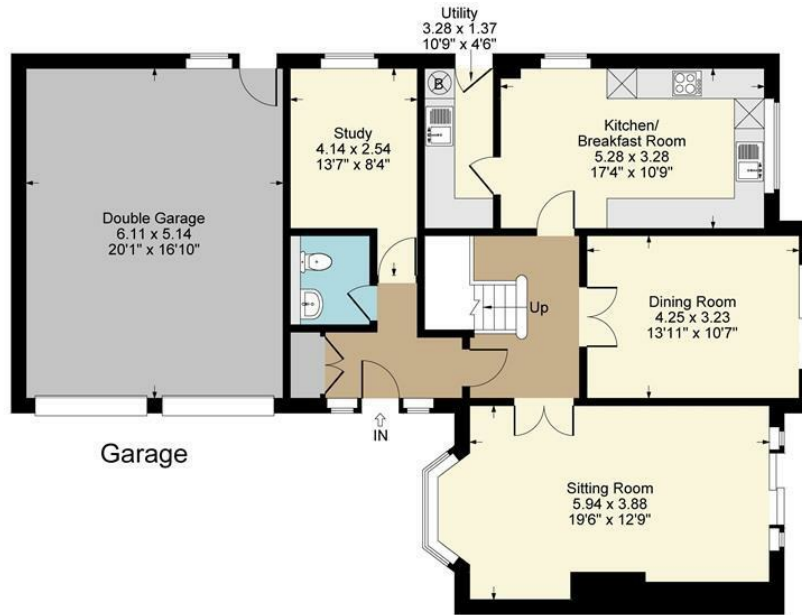




4 Waterloo Rise, Stratford-upon-Avon, CV37 7HL



Ground Floor



First Floor



Denotes restricted head height

Approximate Gross Internal Area
Ground Floor = 88.81 sq m / 956 sq ft
First Floor = 102.06 sq m / 1099 sq ft
Garage = 33.92 sq m / 365 sq ft
Total Area = 224.79 sq m / 2420 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Popular residential area south of the river
- Quiet cul de sac
- Executive five bedroom detached property
- Two bedrooms with en suite bathrooms
- Main bedroom with dressing area
- Three reception rooms
- Double garage and driveway



£775,000

Tucked away in the corner of a quiet cul-de sac, is this executive five bedroom detached home with three reception rooms, two en-suites and a double garage. Located in a popular residential area South of the River and in the catchment for the Ofsted 'Good' rated Bridgetown Primary School, this home offers flexible and versatile accommodation ideal for modern day family living

ACCOMMODATION

ENTRANCE HALL

with door to storage cupboards.

CLOAKROOM

with wc and wash hand basin.

STUDY

INNER HALL

with stairs to first floor.

SITTING ROOM

coal effect gas fire with decorative surround and mantle over, dual aspect with bay window to front and sliding doors to garden.

DINING ROOM

sliding doors to garden.

BREAKFAST KITCHEN

matching wall, base and drawer units with work surface over, and including one and a half bowl sink and drainer unit, integrated four ring gas hob with overhead extractor, integrated oven and grill, dishwasher and under counter fridge. Space for additional free standing fridge freezer.

UTILITY ROOM

base units with work surface over and including stainless steel sink and drainer unit, space for washing machine, wall mounted boiler, door to garden.

GALLERIED LANDING

loft access and door to over stairs storage cupboard housing the hot water tank.

MAIN BEDROOM

DRESSING AREA

with built in wardrobes.

EN SUITE BATHROOM

with five piece suite comprising bath, shower cubicle, bidet, wc and wash hand basin.

BEDROOM TWO

built in wardrobes, secondary loft access.

EN SUITE SHOWER ROOM

with shower cubicle, wc and wash hand basin.

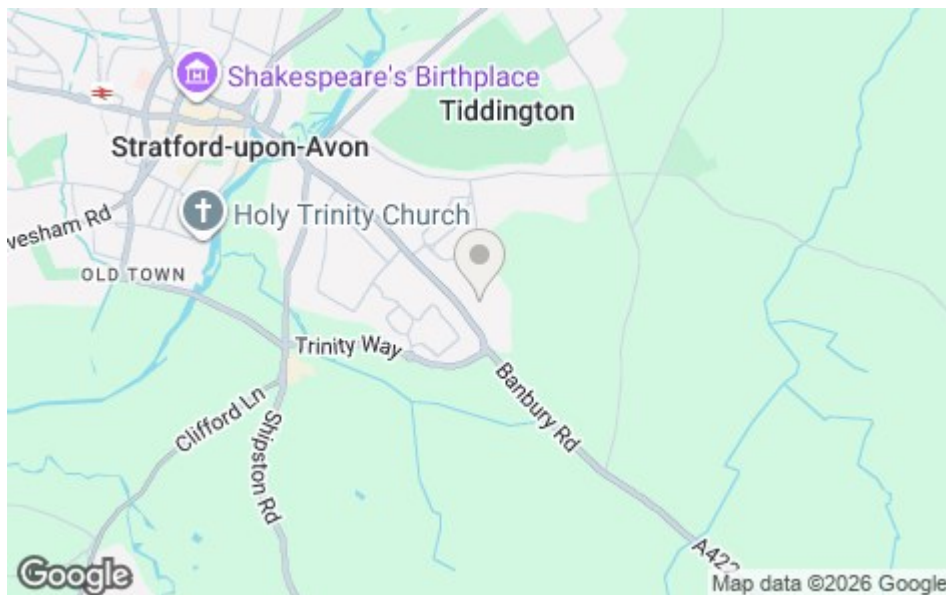
THREE FURTHER BEDROOMS

FAMILY BATHROOM

bath with shower over, wc and wash hand basin.







OUTSIDE

To the front is a shared driveway, and gated side access to rear. To the rear is a garden mainly laid to lawn with a paved patio area, and enclosed by fencing and hedge borders. Pedestrian door to the garage.

DOUBLE GARAGE

with up and over doors, power and light.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

