



Peter Clarke

4 Addison Drive, Stratford-upon-Avon, CV37 7PL

- Beautifully presented
- Exceptional kitchen/dining/family room
- South of the river location
- Quiet, established setting
- Hall, cloakroom, sitting room
- Three good bedrooms, refitted en suite, bathroom
- Very attractive front and part walled rear gardens
- Off road parking for two cars and garage



£399,950

A beautifully presented semi-detached three bedroom modern home located south of the river with exceptional kitchen/family/entertaining room, sitting room, three good bedrooms, bathroom and refitted en suite. Very attractive front and part walled rear gardens, parking for two cars and garage to rear.

#### ACCOMMODATION

A front door leads to entrance hall. Cloakroom with wc and wash basin. Sitting Room with French doors to rear. Kitchen/Dining/Family Room with bay window to front, downlighters, under stairs storage cupboard, range of cupboards and work surface with sink, space and plumbing for washing machine, four ring gas hob with oven and grill below, built in fridge freezer.

First floor landing with access to roof space, airing cupboard and storage cupboard. Bedroom One with two large built in wardrobes. Refitted En Suite with wc, wash basin with cupboards below, large shower cubicle with rainfall shower head and further attachment. Bedroom Two with built in wardrobes. Bedroom Three. Bathroom with wc, wash basin and bath with shower over and screen.

Attractive lawned front garden with mature trees and iron railings. Parking to rear leading to garage which is of brick and pitched tiled roof construction with up and over door to front. Gated access to courtyard style rear garden which is block paved with attractive planting and enclosed by wood fencing and wall.

#### 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 heating to radiators.

**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 D.

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

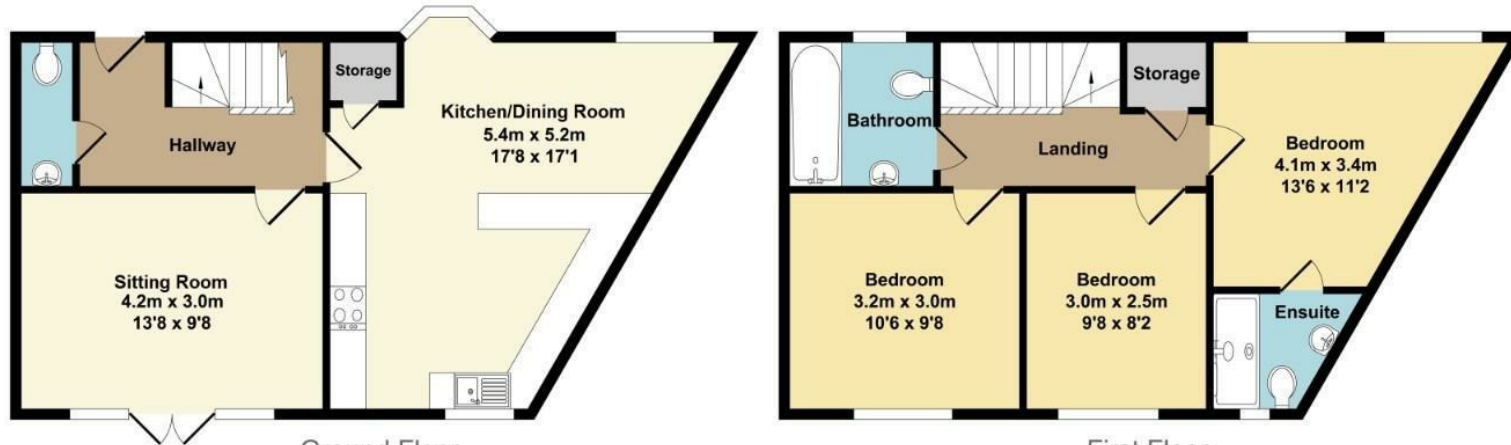
**VIEWING:** By Prior Appointment with the selling agent.



Addison Drive, Stratford

Total Approx. Floor Area 102.14 Sq.M. (1099.8 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

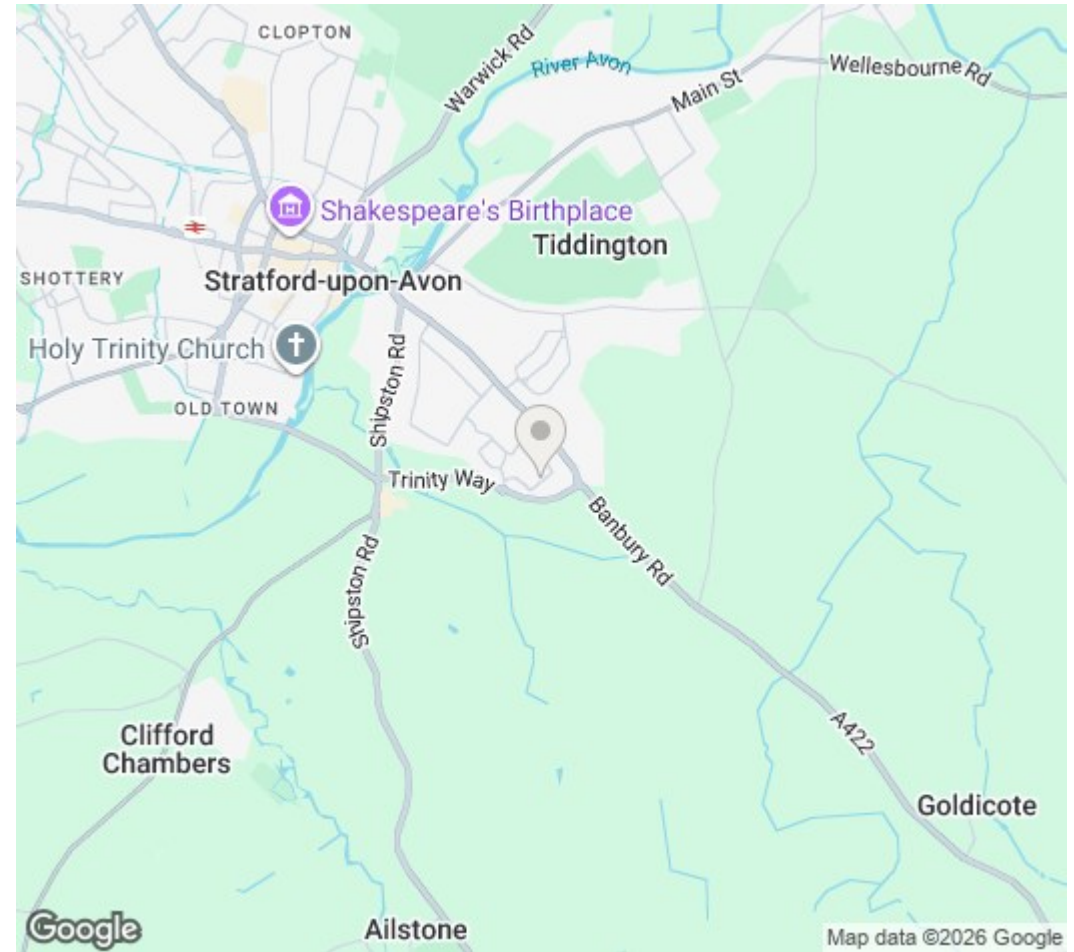
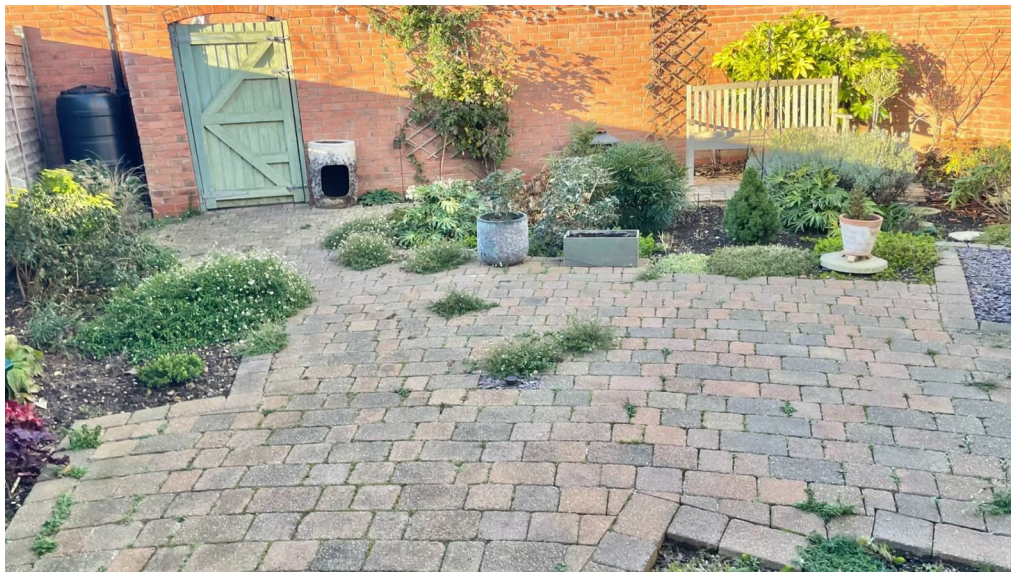


Ground Floor  
Approx. Floor Area 43.85 Sq.M.  
(472 Sq.Ft.)

First Floor  
Approx. Floor Area 43.49 Sq.M.  
(468 Sq.Ft.)

Garage  
5.5m x 2.7m  
18' x 8'10

Garage  
Approx. Floor Area 14.8 Sq.m.  
(159.8 Sq.Ft.)



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

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