

Peter Clarke



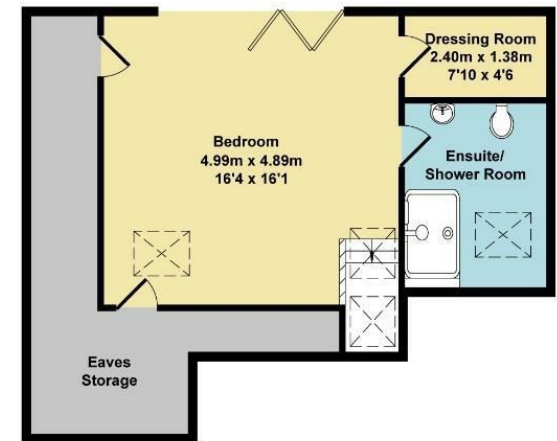
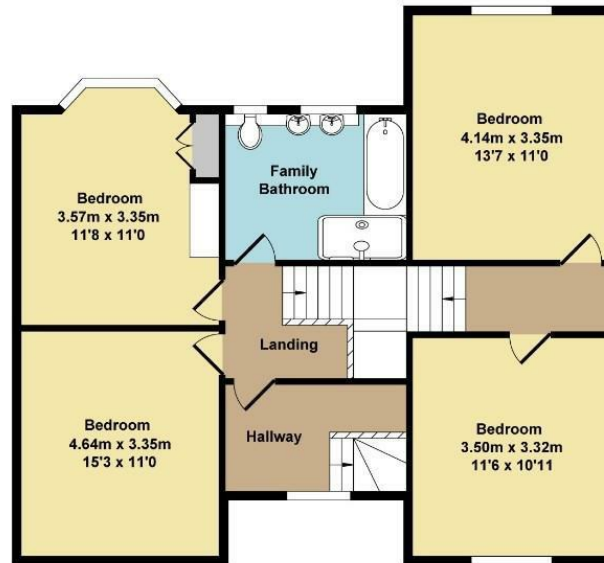
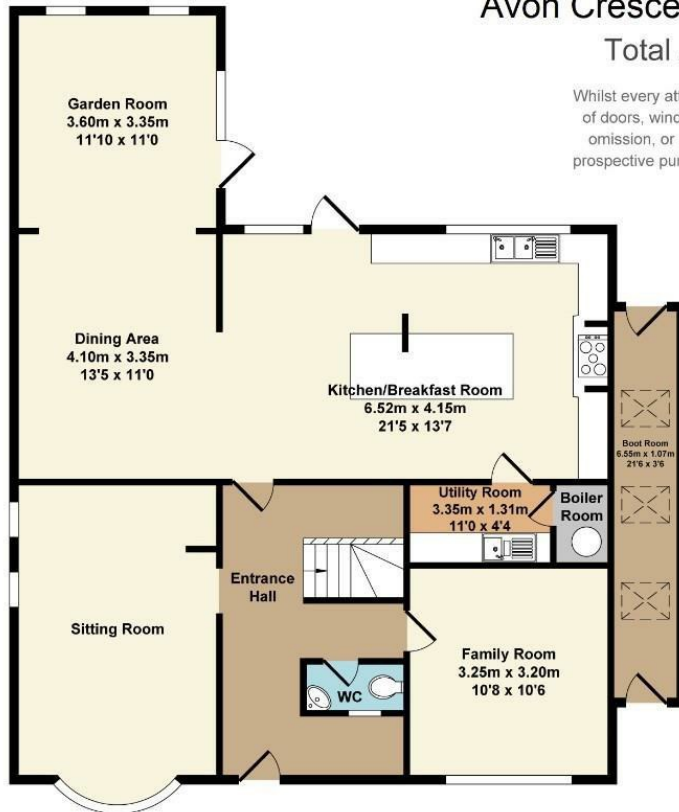
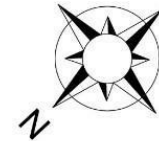
44 Avon Crescent, Stratford-upon-Avon, Warwickshire, CV37 7EX



## Avon Crescent Stratford-Upon-Avon, Warwickshire, CV37 7EX

Total Approx. Floor Area 240.80 Sq.M. (2592 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.



- Highly regarded residential location
- 2,592 sq.ft.
- Four reception rooms, plus high quality kitchen/breakfast room
- Four double first floor bedrooms and refitted bathroom
- Outstanding principal bedroom suite with Juliet balcony and en suite
- Electric gated parking
- Approx. 120 ft private gardens



Offers Over £920,000

Situated in a sought after tree lined, quiet road within walking distance of the town centre, is this beautifully presented, five double bedroom detached residence providing four reception areas, two of which connect to the high quality kitchen/family room creating a great entertaining space. Approx 120 ft rear garden and electric gated parking.

### ACCOMMODATION

An oak framed porch leads to

### ENTRANCE HALL

with tiled floor and engineered oak floor.

### CLOAKROOM

with wc, wash basin, engineered oak floor.

### SITTING ROOM

with bay window to front.

### FAMILY ROOM

### KITCHEN/BREAKFAST ROOM

with Stove Rangemaster oven with five burner gas hob and three ovens below. Granite work top, double bowl ceramic sink with hot tap and soap dispenser. Fitted with a range of units, built in dishwasher, built in fridge freezer, second fridge, large island with breakfast bar, fitted cupboards, engineered oak floor, downlighters, window shutters, French doors to rear. Opening to

### DINING ROOM

with engineered oak floor. In turn opens to the

### GARDEN ROOM

with engineered oak floor, dual aspect, French doors to side with window shutters, roof window.

### UTILITY ROOM

with one and a half bowl sink and taps over, further cupboards and work surface, space and plumbing for washing machine, space for dryer, boiler cupboard with hot water tank.

Stairs rise and split to the

### FIRST FLOOR LANDING

### BEDROOM TWO

with bay window to front, downlighters.

### BEDROOM THREE

with bay window to rear, brick fireplace, double doors to wardrobe.

### REFITTED BATHROOM

with Duravit suite of suspended wc, suspended dual wash basins with drawers below, bath with shower attachment and large separate shower cubicle with drying area, rainfall shower head and shower attachment, tiled floor, chrome heated towel rail, fully tiled walls, downlighters.

### BEDROOM FOUR

### BEDROOM FIVE

Door to dressing area and stairs rising to













## PRINCIPAL BEDROOM

with downlighters, three roof windows, folding door to Juliet balcony having glass screen, under eaves storage, walk in wardrobe.

## EN SUITE

with Duravit suite of wc, wash basin and large shower cubicle with glass screen and drying area, rainfall shower head and shower attachment. Chrome heated towel rail, tiled splashbacks, tiled floor, roof window, downlighters.

## OUTSIDE

There are electrically operated gates to slate chipped driveway for several vehicles, mature evergreen tree and planted borders.

## BOOT ROOM

to the side of the property, with door to front and rear, three roof windows, downlighters, tiled floor.

## REAR GARDEN

with patio, lawn, mature evergreen shrub and perennial planted borders with trees and two garden sheds. Enclosed by wood fencing.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. 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 G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. 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.





# Peter Clarke



Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

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