

Peter Clarke



12 Buttercup Way, Stratford-upon-Avon, CV37 7EQ

- Situated south of the river
- Three bedroom detached home
- Secluded position on a private road
- En suite and bathroom
- Garden room
- South facing gardens
- Garage and driveway



Offers Over £410,000

Situated south of the river on a sheltered private road, this detached three bedroom home boasts two reception rooms, an en-suite, downstairs cloakroom and a southerly facing garden. With a garden room, kitchen diner, gas fire in the sitting room as well as a single garage with a drive, this home offers everything you would want, with walking distance to the town of Stratford, which has multiple shops, restaurants and the famous Royal Shakespeare Theatre.

#### ACCOMMODATION

Entrance hall. Cloakroom with wc and wash hand basin. Sitting room with gas fireplace and large window. Kitchen/diner with range of cupboards and work surface incorporating sink and drainage, integrated oven, four ring gas hob, extractor hood, space for fridge freezer, space for washing machine, pantry, space for dining table and French doors into the garden room. Garden room with fitted blinds, electric roof window, French doors to garden.

Landing. Main Bedroom with fitted wardrobes. En suite with shower cubicle, wc and wash hand basin. Bedroom Two with fitted wardrobes and window overlooking south facing garden. Bedroom Three. Bathroom having bath with shower over, wc, wash hand basin, heated towel rail and vanity cabinet.

Outside is a south facing rear garden with patio, lawn, planted perimeter and Wendy house. To the side is a driveway for two cars and single garage with power and light, space for tumble dryer and eaves storage options.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. The property is on a private road with a charge of £150 per annum to Trinity Estates for maintenance 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.

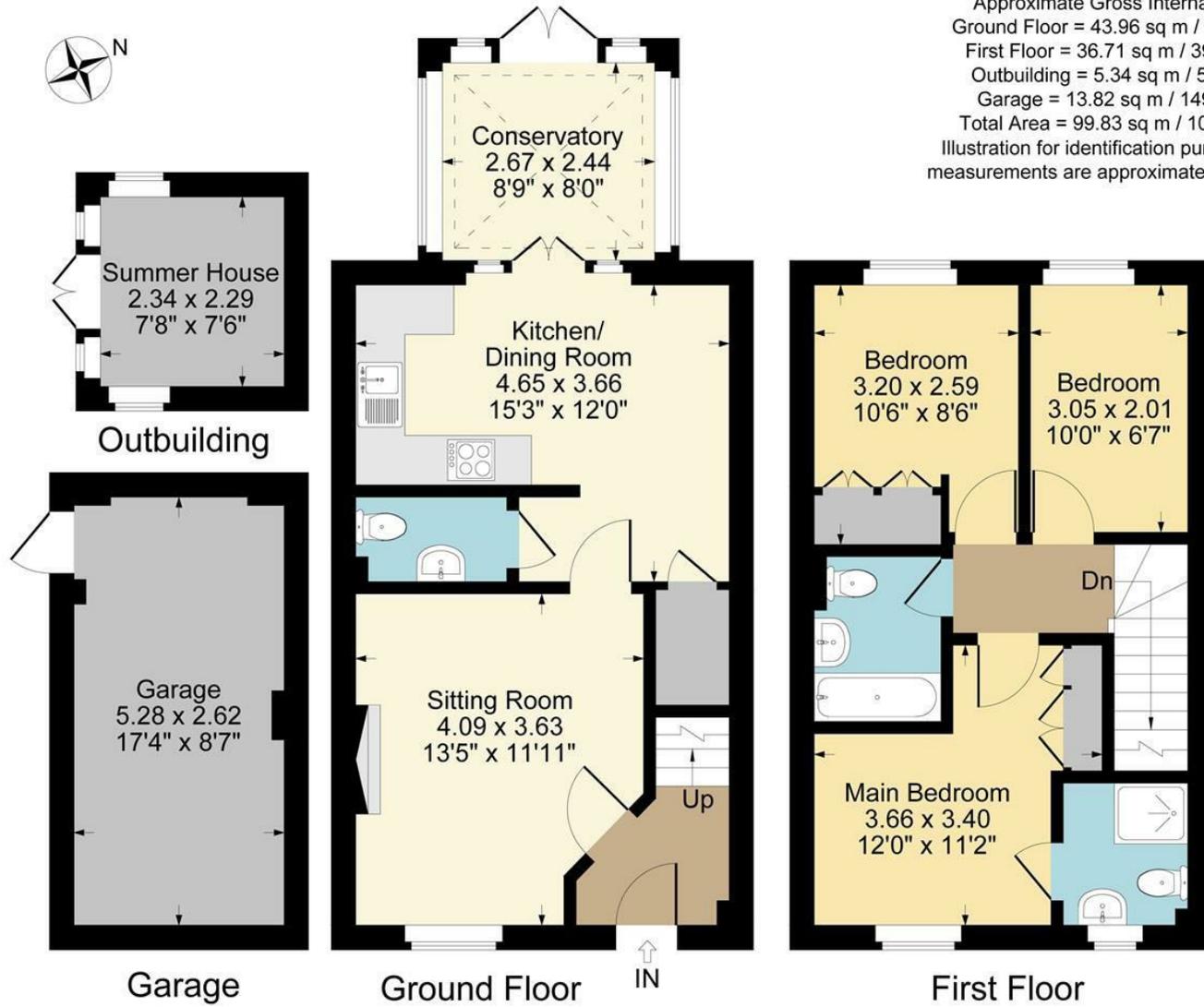
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

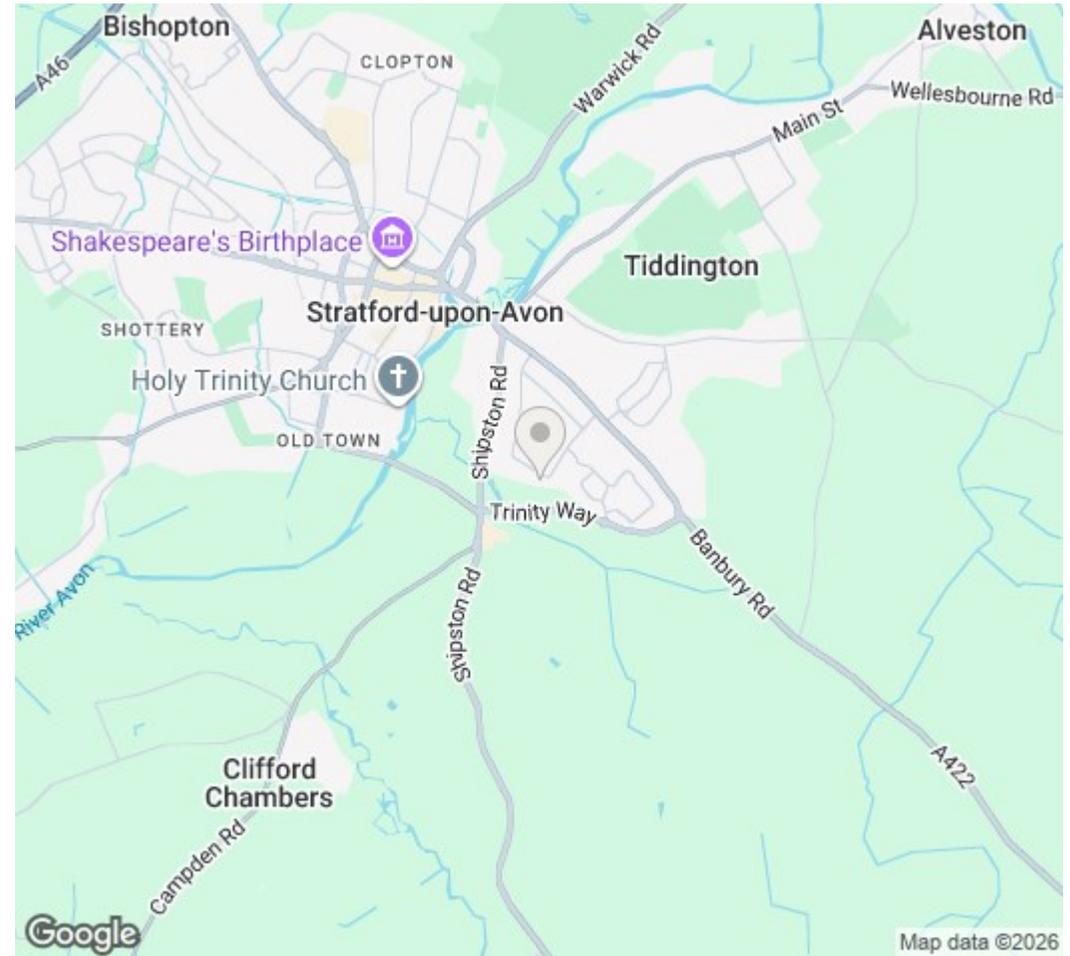
**VIEWING:** By Prior Appointment with the selling agent.



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Approximate Gross Internal Area  
Ground Floor = 43.96 sq m / 473 sq ft  
First Floor = 36.71 sq m / 395 sq ft  
Outbuilding = 5.34 sq m / 58 sq ft  
Garage = 13.82 sq m / 149 sq ft  
Total Area = 99.83 sq m / 1075 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



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

