

Peter Clarke



33 Yeats Road, Stratford-upon-Avon, Warwickshire, CV37 7PP

- Four double bedrooms, two with en suites
- South of the river
- Bridgetown Primary School catchment
- Electric charging point
- Wider than average garage
- Flexible living accommodation



Offers Over £490,000

Located on the very edge of Trinity Mead, south of the river, is this very well presented four double bedroom, three bathroom detached home built by local developers Heyford Homes. With flexible living accommodation, a tandem driveway for two cars, garage, electric car charging point and enclosed rear garden, this property would make an ideal family home.

#### ACCOMMODATION

Entrance hall with under stair storage cupboard. Dining kitchen with matching wall, base and drawer units with granite work surface over and incorporating one and a half bowl sink and granite drainer, integrated oven, grill, four ring gas hob and overhead extractor, integrated dishwasher and fridge freezer. Utility with matching wall and base units with granite work surface over and incorporating sink and drainer unit, space for washer dryer, door to garden. Sitting room with double doors to garden. Cloakroom with wc, wash hand basin set into useful storage, really maximising on the space. Study/playroom overlooking the front.

Landing with storage cupboard housing Flow Master hot water cylinder, loft access with pull down ladder and light. The loft offers a generous space running the length of the house and being boarded and shelved by Instaloft. Main bedroom with built in wardrobes with sliding fronts. En suite with a white suite comprising shower cubicle, wc, pedestal wash hand basin, wall mounted heated towel rail. Bedroom 2. En suite with white suite comprising shower cubicle, wc, pedestal wash hand basin, wall mounted heated towel rail, useful storage space over the bulkhead. Two further double bedrooms. Family bathroom with white suite comprising bath with telephone style shower attachment, wc, pedestal wash hand basin.

Outside to the rear is a sandstone patio leading to a lawned garden enclosed by fencing and flower bed borders, gated side access to both sides. To the front is a wider than average garage with up and over door, power and light and offering the potential of additional storage space into the eaves if required. Tandem driveway for two cars and electric car charger.

#### 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 F.

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

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

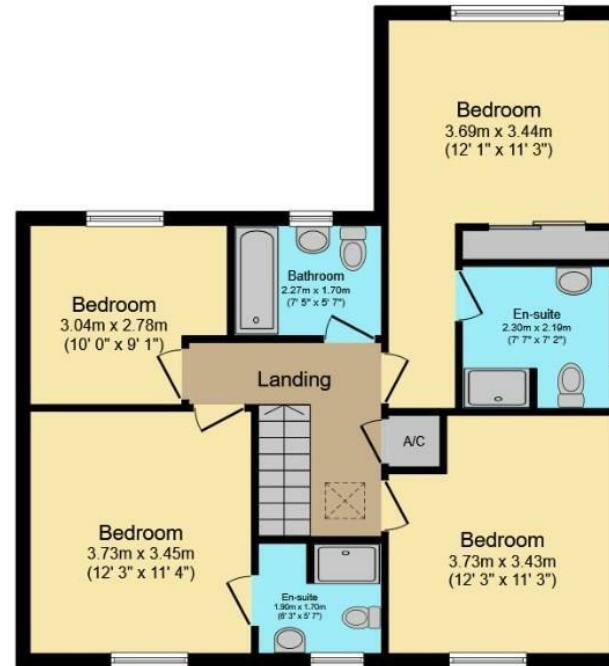


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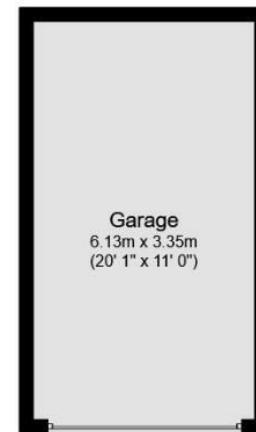
## Ground Floor

Floor area 69.8 m<sup>2</sup> (751 sq.ft.)



## First Floor

Floor area 69.8 m<sup>2</sup> (752 sq.ft.)

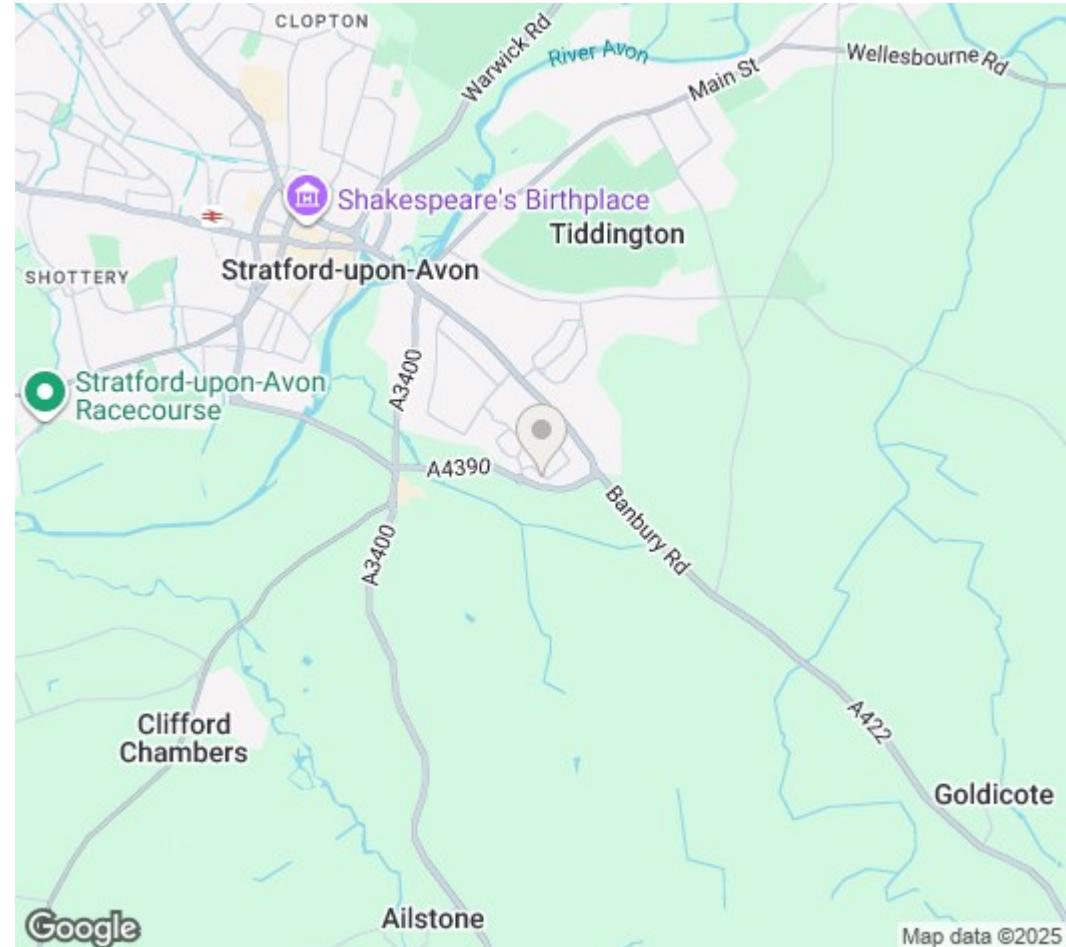


## Garage

Floor area 20.9 m<sup>2</sup> (225 sq.ft.)

**TOTAL: 160.5 m<sup>2</sup> (1,728 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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serving South Warwickshire & North Cotswolds

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