



Peter Clarke

IN ASSOCIATION WITH

Winkworth

4 Farnell Drive, Stratford-upon-Avon, Warwickshire, CV37 9DJ

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Total Approx. Floor Area 164.40 Sq.M. (1770 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.





- No onward chain
- Walking distance of Stratford High School, KES and Stratford Girls Grammar School
- Walking distance of the town centre
- Three reception rooms
- Accessible lift from dining room to bedroom three
- Double garage and driveway
- Main bedroom with en-suite



£625,000

Located in a quiet cul-de-sac location is this four bedroom detached home with three reception rooms, an accessible lift between ground and first floor and a double garage, conveniently located within walking distance of the town centre and local secondary schools.

## ACCOMMODATION

### ENTRANCE HALL

Featuring an understairs storage cupboard.

### SITTING ROOM

Is a bright space with a bay window and an electric fire set within a decorative fireplace. Double opening doors lead through to the

### DINING ROOM

Creating an excellent space for both everyday family living and entertaining. The dining room also benefits from the lift providing access to the first floor.

### DINING KITCHEN

The dining kitchen is fitted with a comprehensive range of matching wall and base units with work surfaces over incorporating a one-and-a-half bowl stainless steel sink and drainer. Integrated appliances include a Neff oven, Hotpoint microwave and dishwasher, while the dining area enjoys sliding patio doors opening onto the rear garden.

### UTILITY

A separate utility room provides additional wall and base units, plumbing for both a washing machine and condenser dryer, a wall-mounted boiler and a door providing side access.

### STUDY

Also on the ground floor is a useful study, fitted with a range of built-in office furniture, making it an ideal space for those working from home.

### CLOAKROOM

A cloakroom completes the ground floor accommodation and is fitted with a WC and pedestal wash hand basin.

### FIRST FLOOR LANDING

To the first floor, the landing provides access to the loft, an overstairs storage cupboard and a separate airing cupboard housing the hot water cylinder.

### MAIN BEDROOM

The principal bedroom benefits from built-in wardrobes

### EN SUITE BATHROOM

Comprising a shower cubicle, panelled bath with handheld shower attachment, WC, pedestal wash hand basin and heated towel rail.

### BEDROOM

Bedroom two enjoys built-in wardrobes,

### BEDROOM

whilst bedroom three also benefits from built-in wardrobes and receives the lift from the ground floor.

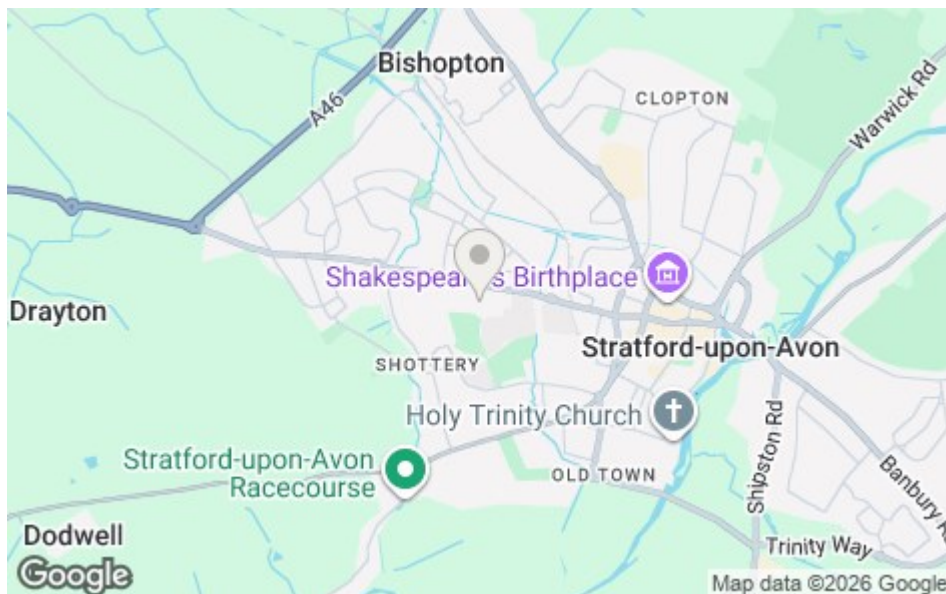












## BEDROOM

A fourth single bedroom offers flexibility as a nursery, dressing room or additional home office.

## FAMILY BATHROOM

The family bathroom is fitted with a white suite comprising a bath with shower over, WC, pedestal wash hand basin and heated towel rail.

## OUTSIDE

Outside, the attractive rear garden includes a paved patio with pergola, beyond which is a neatly maintained lawn bordered by well-stocked flower and shrub beds. The garden also benefits from a summer house with an adjoining shed to the rear, gated side access and a pedestrian door leading directly into the garage.

The property is further enhanced by a generous double garage featuring an electric roller door, power, lighting and useful eaves storage. To the front, a double-width driveway provides ample off-road parking.

## 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 electric, 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.

**LISTED:** No

**BROADBAND/MOBILE COVERAGE:** Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

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

in Band F

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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