



Peter Clarke

IN ASSOCIATION WITH

Winkworth

10, Saturn Way, Stratford-upon-Avon, CV37 7NE

- Small estate south of the river
- Views over open fields
- Two reception rooms plus breakfast kitchen
- Garage and tandem parking
- Re-fitted en-suite to principal bedroom
- Attractive rear garden



Guide Price £575,000

A beautifully presented four-bedroom detached family home offering spacious and versatile accommodation, a stylish refitted en-suite, triple-aspect sitting room, attractive landscaped gardens, garage and driveway parking, all situated in a highly desirable location south of the river in Stratford-upon-Avon.

ACCOMMODATION

Entrance hall with understairs storage. Cloakroom with wc and wash hand basin, plus space for storage. Sitting Room is full of natural light, and has doors onto the rear garden. Dining Room/Study/Play Room. Breakfast Kitchen with range of matching wall, base and drawer units with work surfaces over and incorporates a stainless steel sink and drainer, integrated appliances include a four-ring gas hob with extractor hood over, eye-level oven and grill, fridge freezer and dishwasher, plumbing for washing machine. Throughout the ground floor, attractive wooden internal doors with glazed panels allow natural light to flow between the rooms.

Landing with access to loft space. The main bedroom has built-in wardrobes and a stylishly refitted en-suite shower room with a large shower cubicle with rainfall shower head, wash hand basin with drawer storage beneath, wc and heated towel rail. Bedroom Two with airing cupboard housing the hot water cylinder. Two further bedrooms. Bathroom with a white suite comprising bath, wc, wash hand basin with useful storage beneath and a heated towel rail.

Outside, the rear garden is predominantly laid to lawn with flowerbed borders and a paved seating area. The garage has pedestrian access from the garden Gated side access to front where there is a garage with up-and-over door, power and light, plus useful eaves storage. A tandem driveway provides off-road parking for two vehicles.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an estate charge of approximately £322.45. 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.

LISTED: No.

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

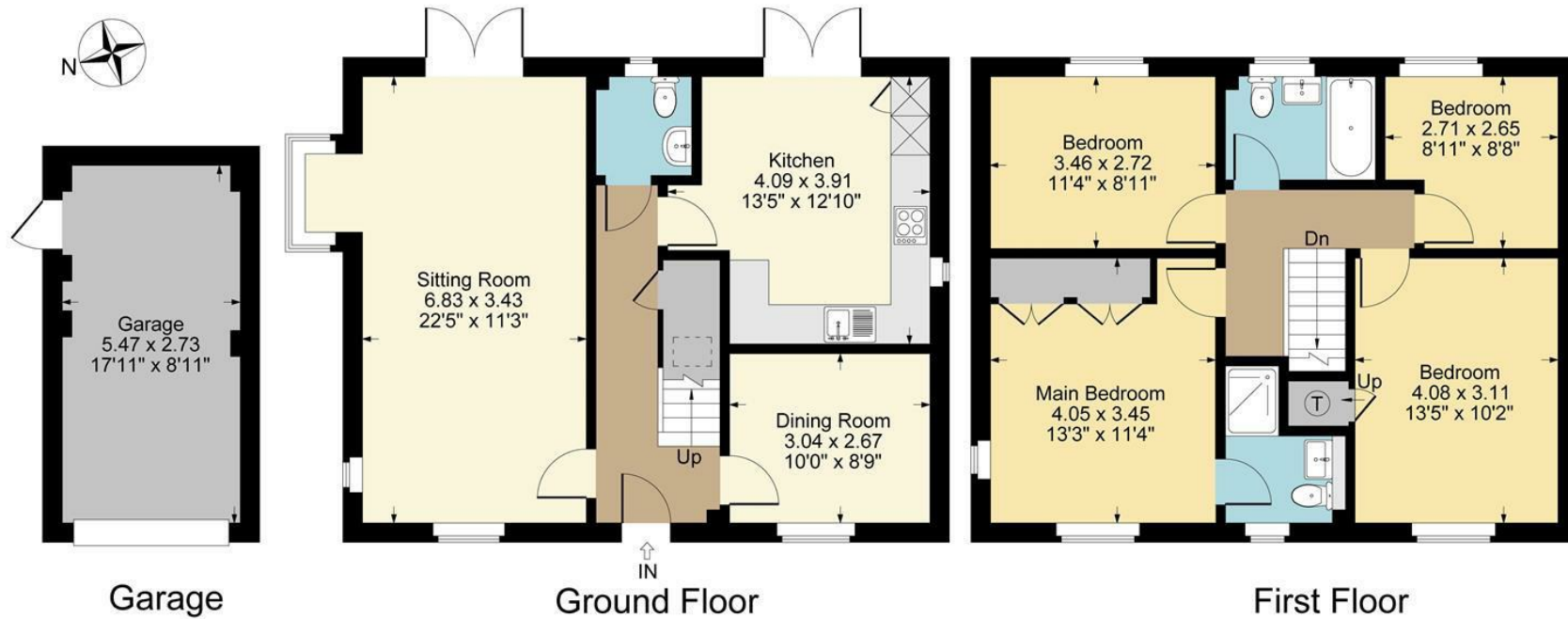
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

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

VIEWING: By Prior Appointment with the selling agent.



10 Saturn Way, Stratford-upon-Avon



Approximate Gross Internal Area

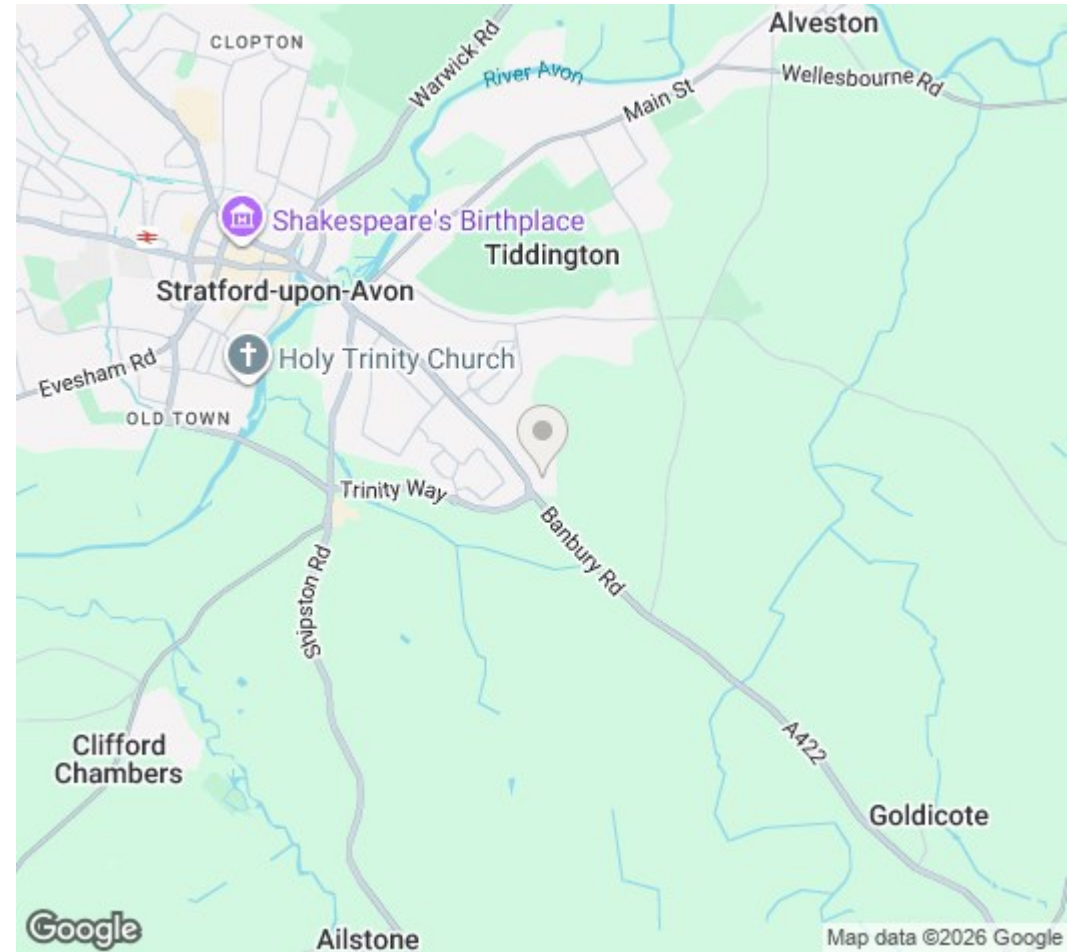
Ground Floor = 60.47 sq m / 651 sq ft

First Floor = 59.42 sq m / 640 sq ft

Garage = 14.93 sq m / 161 sq ft

Total Area = 134.82 sq m / 1452 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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AN ASSOCIATE OF WINKWORTH

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