



# FOR STARTERS



OFFERS IN EXCESS OF  
£395,000

## MAIN COURSE

Offered to the market with no onward chain, this spacious three-bedroom semi-detached bungalow occupies a peaceful position within a quiet cul-de-sac, just a short walk from Stratford-upon-Avon town centre and its excellent range of shops, restaurants, cafés and local amenities. Offering generous accommodation throughout and an exciting opportunity for a new owner to modernise and personalise to their own tastes, this is an ideal property for those looking to downsize without compromising on space.

The property is approached via an impressive driveway and attractive fore garden, where mature shrubs and planting provide a wonderful degree of privacy and seclusion from the road. Side access leads directly through to the rear garden.

Stepping inside, an L-shaped entrance hall provides access to all principal rooms. To the rear of the bungalow is a particularly spacious living room, enjoying lovely views over the garden through a large picture window. This bright and welcoming space flows effortlessly through a wide archway into a dedicated dining area, creating an excellent layout for both everyday living and entertaining.

Leading from the living room is a generous conservatory, a wonderful additional reception space that enjoys beautiful views of the rear garden and provides the perfect place to relax throughout the year.

The kitchen offers an excellent range of wall and base units, providing plenty of cupboard storage and worktop preparation space. Positioned alongside is a useful utility room, offering additional practicality, with access to both the garage and the side passage leading to the rear garden.

The bedroom accommodation is equally impressive. There are two generous



double bedrooms, one overlooking the front aspect and the other enjoying views across the rear garden. The third bedroom is a comfortable single room and would make an ideal guest bedroom, study or hobby room, benefiting from a particularly attractive outlook over the garden. The bathroom and separate WC offer excellent potential for refurbishment and reconfiguration, allowing buyers to create a space tailored to their own requirements.

A true highlight of the property is the beautifully established rear garden. Enjoying a private west-facing aspect, the garden has been thoughtfully arranged across two levels, creating interest and character while remaining manageable in size. Mature planting, established borders and a peaceful setting make this an ideal space for keen gardeners, outdoor dining or simply relaxing in the afternoon and evening sunshine.

Combining a highly convenient location, generous accommodation and tremendous potential, this is a rare opportunity to acquire a bungalow that can be enjoyed immediately while also offering scope to create a truly special home. Early viewing is highly recommended.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - D



West Facing Garden



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating



Broad Street Primary  
Stratford High

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