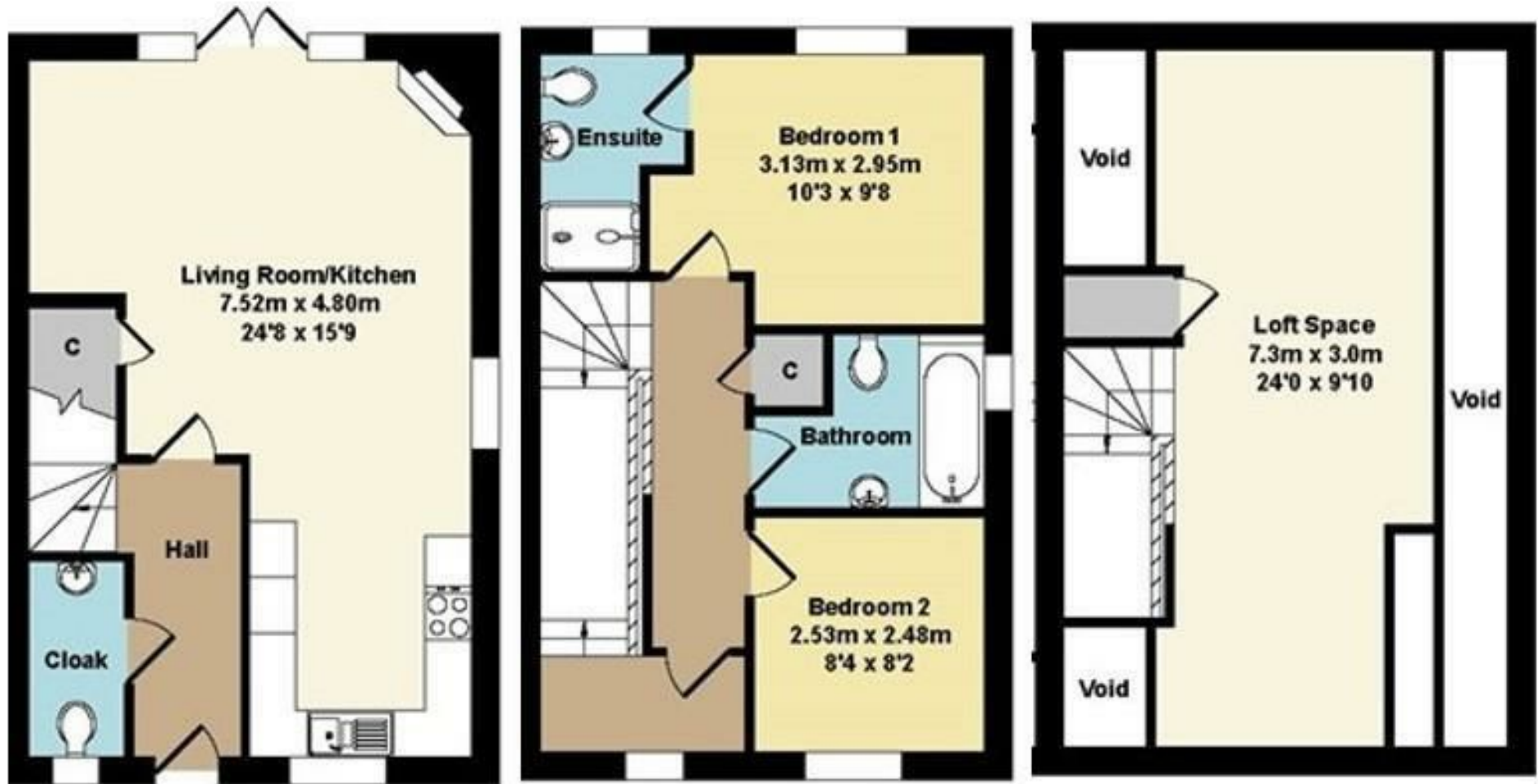


Peter Clarke  
New Homes



Plot 5 Havisham Gardens Dickens Close, Stratford-Upon-Avon, Warwickshire, CV37 7PT

Plot 5 Havisham Gardens – Approximate Floor Area – 1025sqft or 95sqm



- A small bespoke development of just 6 brand new properties
- Two bedroom end terrace house
- Open plan living room/kitchen with patio doors to garden
- Integrated appliances to kitchen
- Two bedrooms with the principle bedroom with ensuite shower room
- Large boarded loft space
- Landscaped front garden and lawn to rear garden
- Timber garden shed
- Car charging point and allocated parking spaces
- 10 Year NHBC Warranty



£350,000

A brand new end terrace 2 bedroom property with open plan living room/kitchen, ensuite to master bedroom and large boarded loft space. Gardens and parking. Located on a small bespoke development of just six properties built by Hayward Developments Ltd, offering quality houses built to a high level of specification.

An excellent opportunity to buy in this popular area of Trinity Mead, Havisham Gardens is a small development and is well located, being to the south of the river and conveniently placed for access to the town centre. It has excellent connections to Stratford town centre and the wider area, trains to London Marylebone take an average of two hours, and Junction 15 of the M40 is only 15 minutes by car.

Stratford is an exciting, bustling, cultural enclave in the heart of the County with a huge variety of restaurants, renowned Shakespeare Theatre, Stratford Racecourse, many thriving community traditions and sporting facilities, and the River Avon to add to the mix.

Plots 5 is a 2-bedroom end terrace property comprising an entrance hall with cloakroom, leading into an open plan lounge/dining area/kitchen with cupboard under the stairs and patio doors leading out to the rear garden. The ground floor will have grey wood effect flooring throughout. Upstairs are two bedrooms and family bathroom with the master bedroom benefiting from an ensuite shower room.

From the landing there is a further staircase leading to a large, boarded loft space. The property will have a car charger point installed to the side of the parking spaces.

Included in the price

The developer is offering a post completion conversion of the loft space to a third bedroom with an ensuite under Permitted Development Rights with Velux roof

lights installed after completion.

Please call Peter Clarke New Homes for further information.

Specification  
Kitchens.

- Grey wood effect flooring to the ground floor.
- Individually designed fitted kitchens with quartz worktops, up stands and splash back.
- Integrated appliances to include an induction hob, single oven and hood. Integrated dishwasher, fridge freezer and washer dryer.

Bathrooms & En-suites.

- White contemporary sanitary ware with polished chrome fittings.
- Glass shower cubicles with stone resin shower trays.
- Ceramic wall (part tiled) and floor tiling.
- Shaver sockets and multi-rail chrome towel warmers.

Heating.

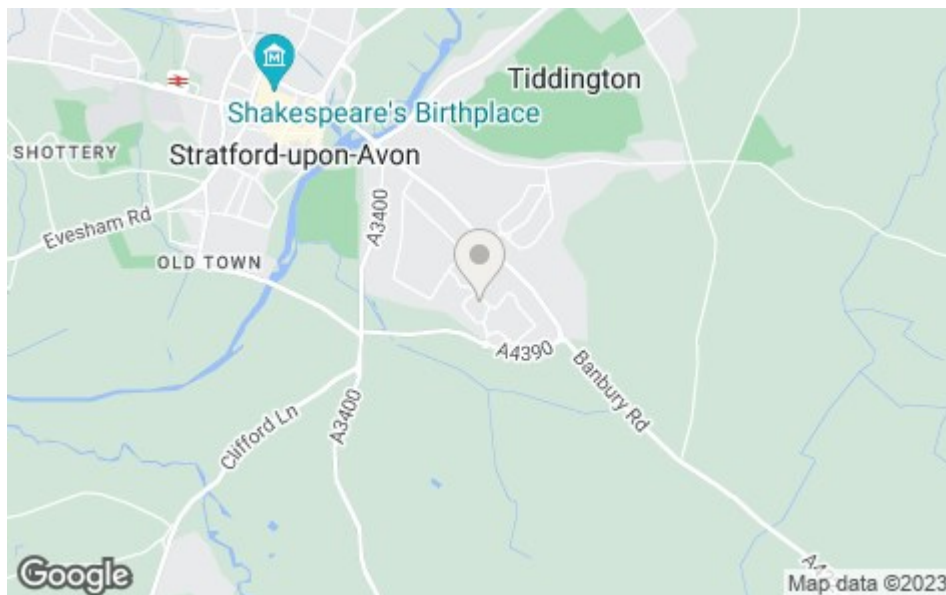
- Worcester Bosch Combi Boiler supplying a fully thermostatic & electrically controlled central heating system.
- Thermostatic radiator valves to radiators.

General Fittings.

- Traditionally styled double glazed UPVC casement windows providing a high level of thermal insulation & reduced heat loss from Munster Joinery.
- GRP Front entrance doors with polished chrome







handles & letter plates.

- Hardwood stair handrails.
- Painted skirting & architraves.
- Contemporary internal doors.
- Contemporary chrome ironmongery.
- Plain ceilings throughout.

Electrical & Lighting.

- Contemporary style sockets & switches throughout the properties.
- LED down lighters to the kitchen, landing, family bathroom and en-suites.
- 5 amp lighting sockets to living room.
- Mains operated smoke detectors.
- Lighting to external doors with PIR sensors.
- Car charging point.

Media & Communications.

- Television aerial & amplifier (if required).

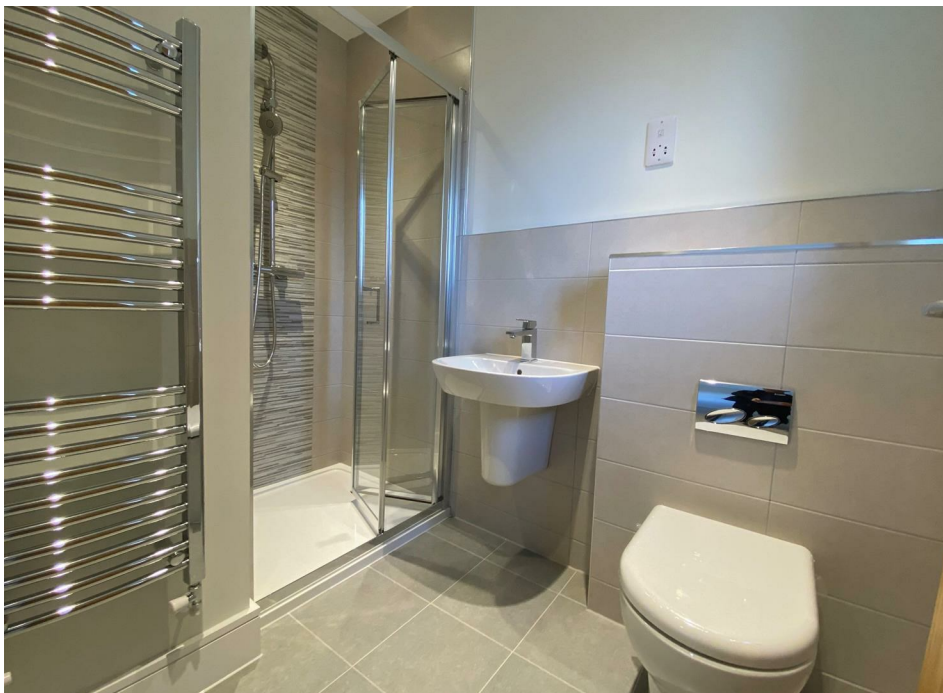
External Finishes.

- Landscaped front gardens.
- Paved patio areas and pathways.
- Lawn to rear gardens.
- Close boarded & capped fencing to all gardens. Garden walling to some plots.
- External waterproof sockets & a water tap to the rear of the properties.
- Timber garden shed.
- 10 year NHBC Warranty.

NB Specification can be subject to change

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 water, electric, drainage and gas are connected to the property. However, this should be checked by your solicitor before exchange of contracts.



**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 not yet be assessed.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** TBC.

**VIEWING:** By Prior Appointment with the selling agent Peter Clarke New Homes on 01926 870145

**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.



# Peter Clarke



Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

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