

4 Buzzard Close, Stratford-upon-Avon, CV37 7FQ

Stratford-upon-Avon



Ground Floor First Floor

Total floor area: 85.4 sq.m. (919 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

- Built by Spitfire Homes in 2022
- Immaculately presented throughout
- Spacious two double-bedroom accommodation
- Desirable south-of-the-river location
- Luxury kitchen/dining room with Neff appliances
- Large sitting room with bi-folding doors
- Luxury bathroom and en suite shower room
- Attractive landscaped rear garden
- Two block-paved off-road parking spaces
- Freehold and offered with no onward chain

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Guide Price £367,500

An extremely deceptive and absolutely immaculate two double-bedroom end-terrace luxury home, built by Spitfire Homes in 2022, forming part of a small and desirable development situated south of the river. The property provides beautifully presented accommodation throughout, with landscaped gardens, parking for two cars and the considerable benefit of no onward chain.

ACCOMMODATION

Front door leads into the Reception Hall with attractive tiled flooring, staircase rising to the first floor. Cloakroom with a contemporary fitted suite comprising WC and wash hand basin with cupboards below, together with contemporary tiled surrounds.

The Kitchen/Dining Room is a particularly well-appointed and spacious room fitted with a comprehensive range of contemporary wall and base units with fitted cupboards and drawers, incorporating a sink unit. There is a four-ring Neff induction hob with Neff filter hood over, Neff built-in oven and grill, built-in fridge/freezer and built-in dishwasher. The work surfaces are finished in quartz with matching upturn and splashback.

The Sitting Room is a large and impressive reception room with excellent natural light and bi-folding doors opening directly onto the attractive landscaped rear garden.

First Floor Landing leading to Bedroom One, a generous double bedroom with sliding doors providing access to fitted wardrobes. Luxury En Suite Shower Room fitted with a contemporary suite comprising WC, wash hand basin and large shower cubicle with rainfall shower head, together with attractive contemporary tiling. Bedroom Two, a further excellent double bedroom with two full-length windows overlooking the front of the property and sliding doors to fitted wardrobes. Luxury Bathroom fitted with a contemporary suite comprising WC, wash hand basin and bath with shower over, together with contemporary tiled surrounds and fitted wall cabinet.

OUTSIDE

To the front there are two block-paved off-road parking spaces providing excellent parking provision. A planted border runs alongside the front and continues to the side of the property. The Rear Garden has been attractively landscaped and provides a tiled patio immediately adjoining the property, leading onto a lawn with planted borders. A further patio area provides an additional seating space. The garden is enclosed by a combination of wall pillars and timber sections, with gated side access.





















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 heating to under floor heating on the ground floor and radiators on the first floor.

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.

AGENTS NOTE: We have been advised by the vendor that there is a current maintenance charge of approximately £167 per annum. This information should be confirmed by the purchaser's solicitors prior to exchange of contracts.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Sept26)

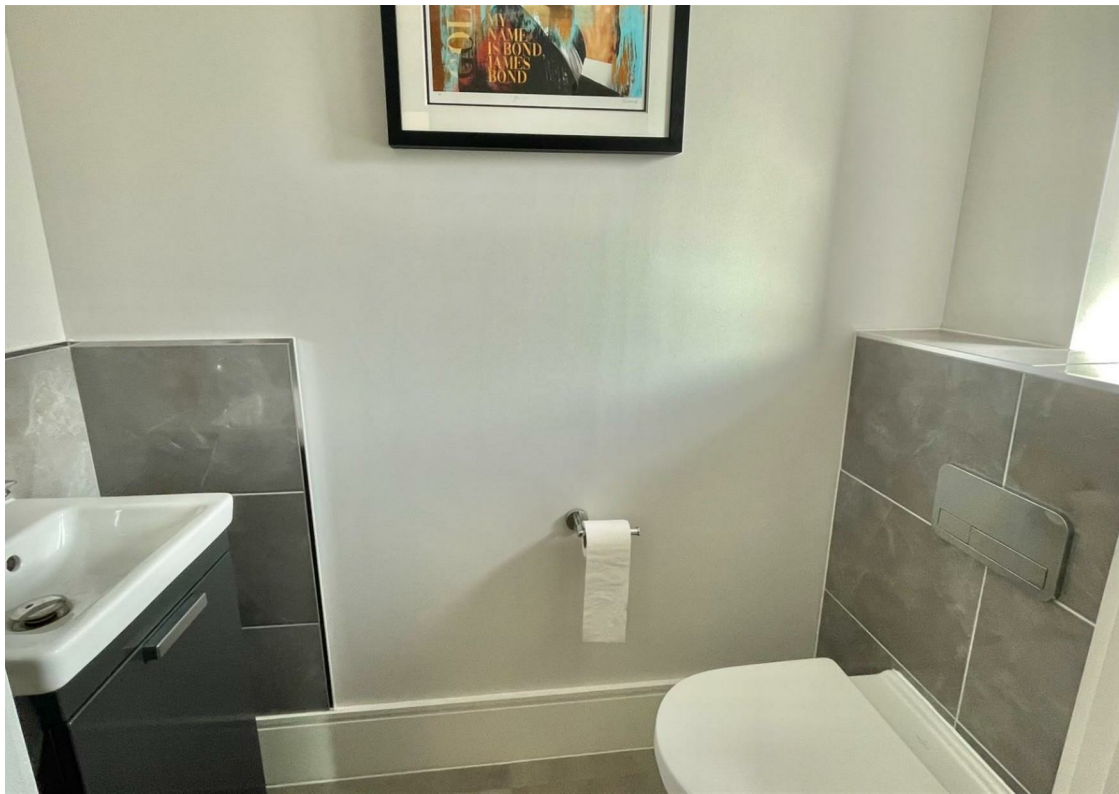
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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.

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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Peter Clarke

Winkworth