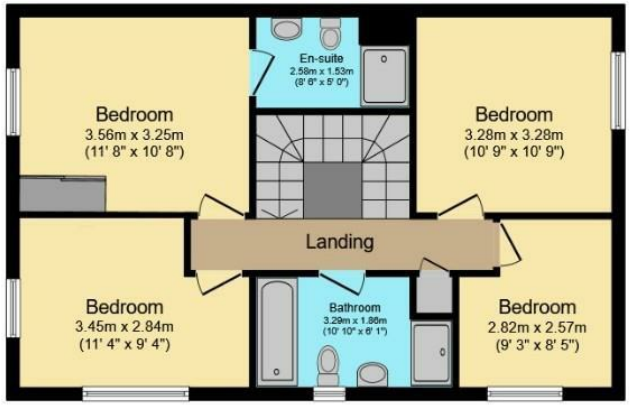


1 Chaff Cutter Grove, Stratford-upon-Avon, CV37 9GF

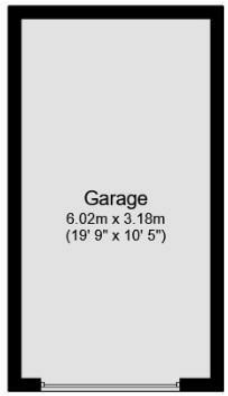
Stratford-upon-avon



Ground Floor



First Floor



Garage

Total floor area: 138.8 sq.m. (1,494 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

- Beautifully presented, upgraded accommodation
- Built in 2022 by Bloor Homes
- Welcoming hall and cloakroom
- Spacious sitting room with square bay window
- Impressive kitchen/dining/ family room
- Separate utility room
- Four bedrooms
- Bathroom and en suite shower room
- Parking for three vehicles and garage
- Low-maintenance enclosed gardens

4 2 2

Guide Price £540,000

A beautifully presented and spacious four-bedroom, double-fronted, handsome detached property with upgraded accommodation, built by Bloor Homes in 2022 and occupying a pleasant position. The property provides a welcoming hall and cloakroom, dual-aspect sitting room, impressive kitchen dining family room, four bedrooms, bathroom and en suite, together with low-maintenance gardens, parking for three vehicles and a garage.

ACCOMMODATION

A front door leads into the welcoming entrance hall, which has an attractive herringbone Karndean floor. Cloakroom Fitted with a WC and washbasin, together with Karndean floor. Sitting Room, A spacious dual-aspect reception room with an attractive square bay window and further side window, both benefiting from fitted shutters. Kitchen/dining/family Room, a superb open-plan living space with a dual aspect and French doors opening directly onto the garden. The kitchen is fitted with a range of cupboards and Quartz work surfaces, incorporating a sink, four-ring gas hob, built-in oven and grill, built-in dishwasher and fridge freezer. The room also benefits from an attractive herringbone Karndean floor, creating an excellent space for dining and family living. Utility Room with work surface, cupboard, space and plumbing for washing machine and tumble dryer, together with the boiler and Karndean flooring.

First Floor Landing with access to the roof space and useful storage cupboard. Bedroom One, a good-sized principal bedroom with sliding doors providing access to fitted wardrobes and a door to the en suite which is fitted with a WC, washbasin and large shower cubicle. Three further bedrooms. Family Bathroom, fitted with a WC, washbasin, bath with shower attachment and separate shower cubicle.

OUTSIDE

To the front and side of the property are shallow areas of lawn and borders, together with a tarmacadam driveway providing parking for three vehicles.

A garage is approached via an up-and-over door and is of brick construction beneath a pitched tiled roof. Gated side access leads through to the rear garden, which has been designed for ease of maintenance and incorporates a paved patio, artificial lawn and raised borders. The garden is enclosed by wooden fencing.







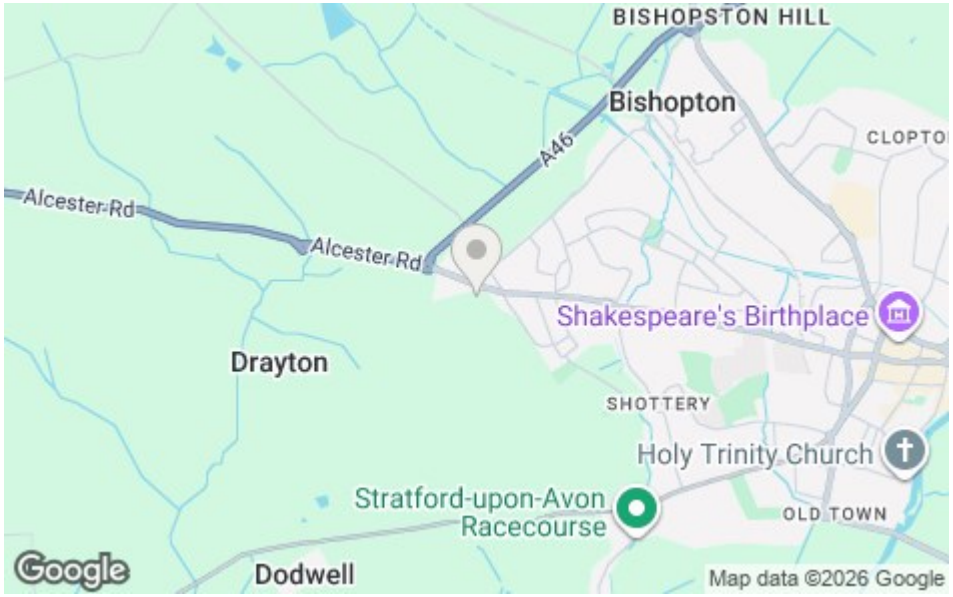



LUDALIN











GENERAL INFORMATION

TENURE: The property is understood to be freehold. We have been advised by the vendor there is to be a maintenance charge of around £150 a year, although no payments have had to be made so far. 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 radiators.

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 Oct 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Oct 26)

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

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