



4 Bed Detached | Brading Close, Stratford upon Avon | £425,000

Description

Introducing a charming 4-bedroom detached property in the highly desirable location of Stratford-upon-Avon. This delightful family home offers a comfortable and convenient lifestyle with four bedrooms, two bathrooms, a spacious kitchen/diner, an inviting lounge, a garage, and a sunny south-facing garden. NO ONWARD CHAIN.

Upon entering, you are welcomed by a warm and inviting hallway, providing access to the lounge, cloakroom, and kitchen.

The lounge is a bright and welcoming space with dual aspects, featuring a front-facing window and patio doors that open onto the rear garden.

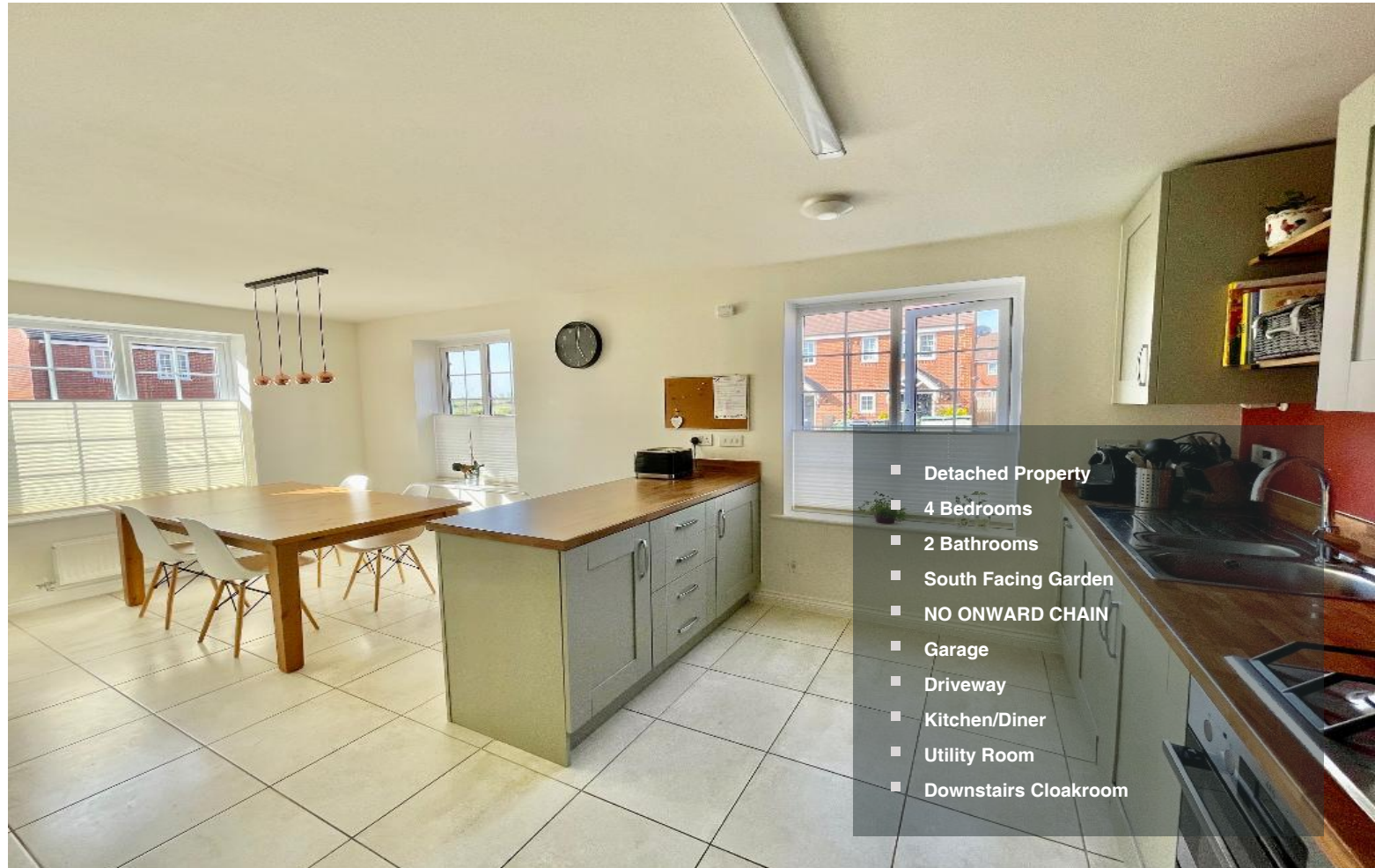
The generously proportioned kitchen/diner boasts an attractive range of wall and base units, complete with integrated appliances and a practical utility area. Large windows to the front and side flood the room with natural light.

A separate utility room is thoughtfully designed, equipped with plumbing for a washing machine and useful cupboard storage.

For added convenience, the downstairs cloakroom includes a WC and basin.

Ascending the staircase to the first floor landing, you'll discover four well-appointed bedrooms and a family bathroom.

Bedroom 1 is a comfortable double room overlooking the rear garden, benefiting from its own en-suite for added privacy.



- Detached Property
- 4 Bedrooms
- 2 Bathrooms
- South Facing Garden
- NO ONWARD CHAIN
- Garage
- Driveway
- Kitchen/Diner
- Utility Room
- Downstairs Cloakroom

The en-suite features a walk-in shower cubicle, WC, and basin.

Bedroom 2 is another generously proportioned double room with a window to the side.

Bedroom 3 is also a spacious double room, offering windows to both the front and side.

Bedroom 4 is a charming single room with a front-facing window.

The family bathroom is well-appointed with a white suite, comprising a bath with a shower over it, WC, and basin, complemented by a window to the front.

Stepping outside, the south-facing garden provides a tranquil retreat, featuring a well-maintained lawn and gated access to the front of the property. Additionally, there is convenient access to the garage via a side door.

The single garage is equipped with an up-and-over door, power, and lighting, and the property further benefits from a driveway with parking space for two cars.

In summary, this delightful family home offers a comfortable and convenient lifestyle in the highly sought-after Stratford-upon-Avon. With its generous living spaces, south-facing garden, and no onward chain, it's an opportunity not to be missed. Contact us today to arrange a viewing and make this property your new home.

Additional Information

We are informed by the vendor that the property



Key Kennedys

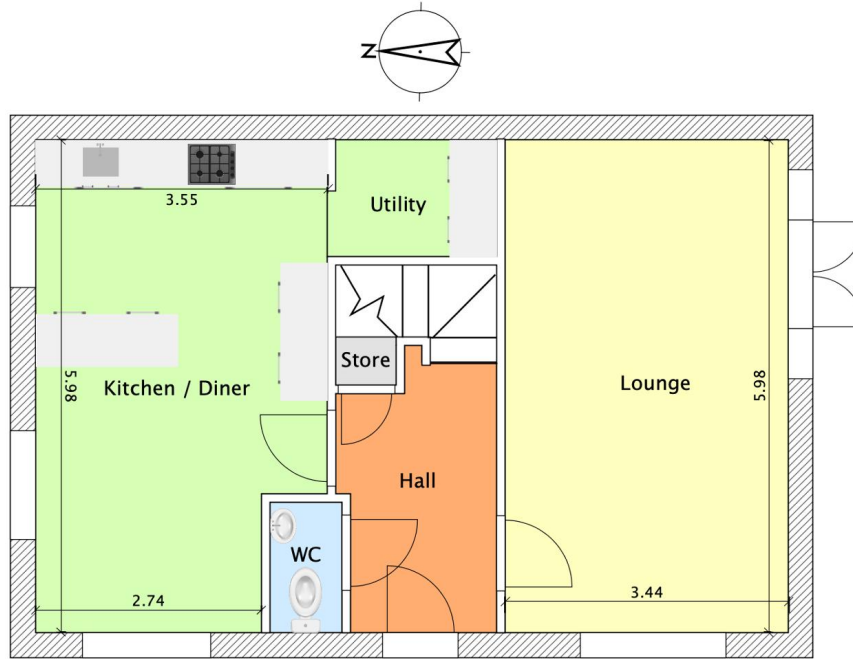
is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band E with Stratford on Avon District Council

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		




GROUND FLOOR


Indicative floor plans for illustration purposes only
 Approximate Gross Internal Floor Area 1,179 ft2

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
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1-20	G		

CONTACT US

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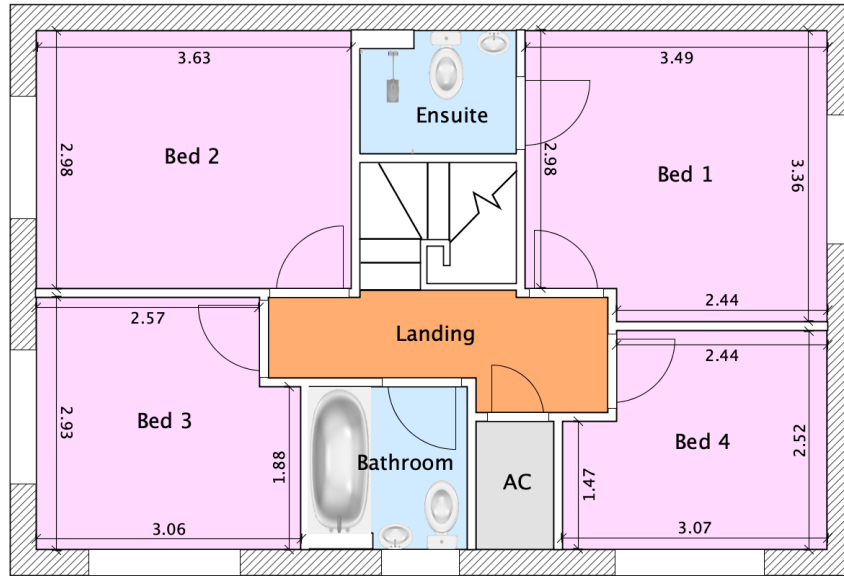
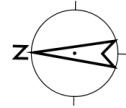
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FIRST FLOOR

Indicative floor plans for illustration purposes only

