



TIDDINGTON

COLEBROOK
SECCOMBES

**3 RICHARDS PLACE
TIDDINGTON
STRATFORD-UPON-AVON
WARWICKSHIRE
CV37 7DZ**

1.5 miles from Stratford-upon-Avon town centre
10 miles to Warwick and Leamington Spa
7 miles to Junction 15 of the M40 motorway at Warwick

A MODERN THREE BEDROOM SEMI-DETACHED HOUSE, FINISHED TO AN EXCELLENT STANDARD, LOCATED IN A PRIVATE CUL-DE-SAC, CLOSE TO THE VILLAGE FACILITIES

- Entrance Hall
- Guest WC
- Kitchen/Dining/Living Room
- Utility Room
- Sitting Room
- Three Bedrooms
- Bathroom
- Ensuite Shower Room
- South facing garden
- Private Parking
- EPC Rating B

**VIEWING STRICTLY BY APPOINTMENT
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Tiddington lies on the outskirts of Stratford-upon-Avon approximately 1 ½ miles to the North-East of the town centre and can be accessed by local bus service or a level walk along the Tiddington Road. The village offers local facilities including, convenience stores, post office, public house, primary school, restaurants, community centre and playing fields. The RSC theatre, wide range of shops and supermarkets, restaurants and the railway station are all accessible in Stratford town centre.

3 Richards Place forms one of four semi-detached two storey houses understood to have been constructed by Messrs Oscar Homes in June 2021. Accessed by a private driveway from New Street, Richards Place enjoys a secluded setting with no public right of way passing the properties.

The house is finished to an excellent standard and provides larger than average, stylish, modern accommodation with a Smart Home Heating System and CAT6 data points. An open plan dining living room with bi-fold doors to the South facing garden opens to the gloss finish kitchen which includes a range of integrated appliances.

To the first floor, both ensuite shower room and bathroom are of good proportions and enjoy natural light with obscured windows in both.

GROUND FLOOR

Entrance Hall with Amtico flooring and staircase rising to first floor. **Guest WC** fitted with wash hand basin set to vanity unit with mixer tap and storage under, WC, part-tiled walls, extractor fan and towel radiator. **Sitting Room** with outlook to front, walk-in bay window and wall mounted electric fire. **Kitchen/Dining/Living Room** is a wonderful open plan space with gloss fitted kitchen units under worktops to two walls with matching central island. Inset stainless steel 1 ½ bowl sink with drainer and mixer tap, Bosch appliances including inset four induction hob with extractor hood over, built-in oven, separate microwave, fridge and freezer. Range of drawers and cupboards under, matching cupboards to central island and breakfast bar. Range of wall cupboards and outlook to the rear of the property. From the Living Area,

bifold doors open to the south facing rear garden. Amtico wood effect flooring throughout and walk-in understairs storage cupboard. **Utility Room** fitted with a single quartz worktop to one wall with inset stainless steel sink with mixer tap over. Storage cupboards under, space and plumbing for washing machine and tumble dryer. Wall mounted Worcester gas fired boiler, wood effect Amtico flooring and door to side passageway.

FIRST FLOOR

Landing with access to loft space and built-in airing cupboard with hot water cylinder and shelving. **Bedroom One** outlook to the front of the property, built-in full height wardrobe cupboard with glazed mirror doors plus further built-in storage cupboard. **Ensuite Shower Room** with walk-in double shower with glazed screen and rain head shower, wall-mounted wash hand, basin, WC, towel radiator, extractor fan, obscured glazed window, tiled floor and part tiled walls. **Bedroom Two** outlook to the rear of the property with built-in full height wardrobe cupboards with mirrored sliding doors. **Bedroom Three** outlook to the rear of the property. **Bathroom** with white suite comprising double ended bath with central mixer tap, WC, wall-mounted wash hand basin with mixer tap and storage under, double shower cubicle with glazed sliding door and rain head shower. Tiled floor, part-tiled walls, extractor fan, obscured glazed window and towel radiator.

OUTSIDE

To the front of the property, a landscaped front garden includes lawn with ornamental flowerbeds to border and pathway, leading to entrance portico with outside lighting. Two Allocated parking spaces.

Passageway to the side of the property opens to rear garden. Landscaped to include paved terrace adjoining the rear of the property and bifold doors from the Living Room. Outside lighting and water supply. A fully enclosed garden laid to lawn with ornamental flowerbeds to borders and planting.





Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1030608)

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. NB: Richards Place maintenance charge £30 pcm.

Services

Mains water, drainage, gas and electricity are understood to be connected to the property. Central heating is provided by Gas fired boiler in the Utility Room.

Council Tax

Payable to Stratford District Council.

Listed in Band E

Energy Performance Certificate

Current: 86 Potential: 96 Band: B

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

CV37 7DZ

From the village centre South along Bridge Street and continue into Little Kineton. The entrance to Norton Grange will be found on the right hand side. The property will be found on the right hand side upon entering Norton Grange

What3Words:

///suffice.rival.lift

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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