



4 Bed Semi-Detached | Clopton Close, Stratford upon Avon | £415,000

## Description

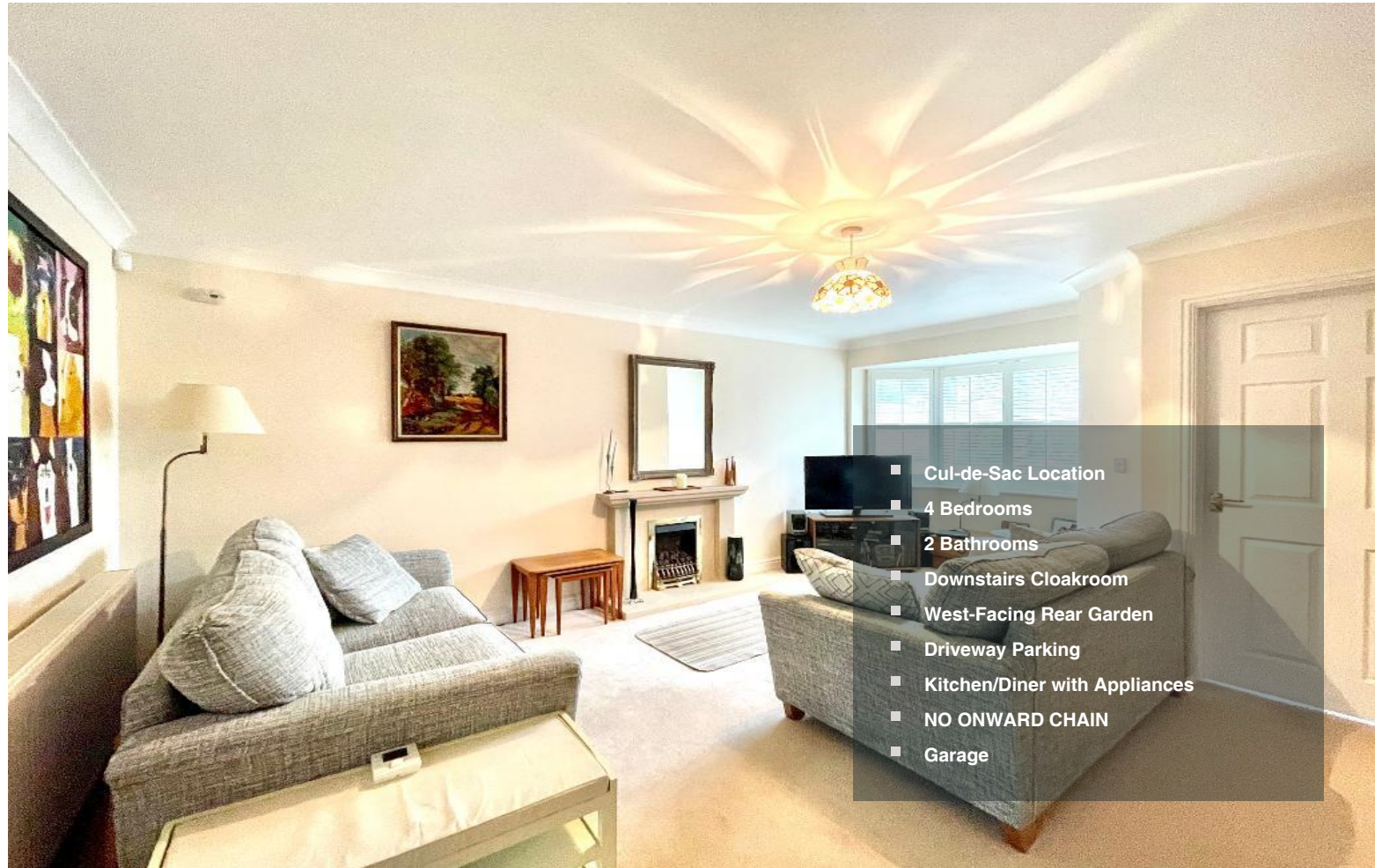
A delightful four-bedroom semi-detached property, complete with garage and driveway, nestled in a tranquil cul-de-sac. Conveniently situated within walking distance of Stratford upon Avon's bustling town centre, this home offers easy access to local amenities while providing a peaceful retreat close to the picturesque Welcombe Hills Country Park.

As you step inside, you're greeted by a welcoming hallway featuring a handy downstairs toilet, leading to a spacious lounge adorned with a bay window and fireplace, perfect for unwinding. The kitchen diner at the rear boasts integrated appliances, a breakfast bar, and French doors opening onto the garden, creating a seamless indoor-outdoor living space.

Upstairs, the main bedroom offers ample space and convenience with built-in wardrobes and an en-suite shower room. Three further bedrooms, one currently serving as an office, along with a family bathroom, complete the accommodation.

Outside, the west-facing rear garden provides a serene setting with a lawn, patio area, and mature planting. Access to the garage is available via a pedestrian door from the garden, with gated access leading to the front of the property. The frontage offers driveway parking, a car port, and a small garden area, enhancing the property's appeal and functionality.

Presented to the market with no onward chain, this charming home offers the perfect blend of tranquility and convenience.



- Cul-de-Sac Location
- 4 Bedrooms
- 2 Bathrooms
- Downstairs Cloakroom
- West-Facing Rear Garden
- Driveway Parking
- Kitchen/Diner with Appliances
- NO ONWARD CHAIN
- Garage

## Additional Information

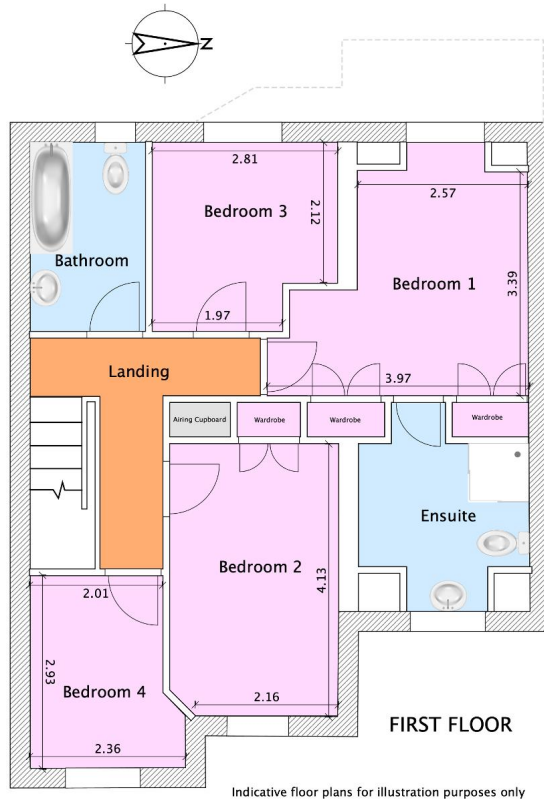
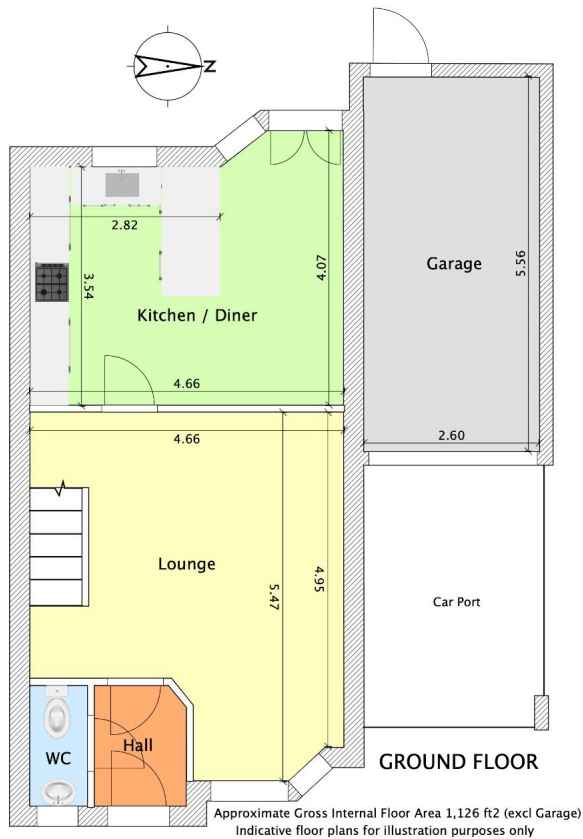
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band E with Stratford on Avon District Council.



**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		
81-91	B		85   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CONTACT US**

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