



3 Bed Semi-Detached | Loxley Rd, Stratford upon Avon | £630,000



## Description

This exceptional, extended semi-detached property offers a unique blend of traditional charm, modern convenience, and a breath-taking garden - all nestled in a highly desirable Stratford-upon-Avon location.

Step inside to a welcoming hallway, leading you to a truly captivating lounge-dining room. Period features abound, creating a sense of timeless elegance. A feature fireplace with a warm glow invites cosy evenings in, while a delightful bay window bathes the space in natural light. Built-in storage ensures a clutter-free haven.

Move seamlessly into the impressive kitchen-breakfast room, the heart of this exceptional home. Flooded with light thanks to a stunning roof lantern, it's the perfect spot for culinary creations and relaxed mornings.

Further enhancing the ground floor is a convenient downstairs WC and a truly remarkable full-width conservatory/garden room. Imagine basking in the sunshine amidst lush greenery, blurring the lines between indoors and outdoors - a true haven for relaxation.

Upstairs, discover three generously sized double bedrooms, each offering their own unique charm. The master suite boasts ample built-in wardrobes and a luxurious en-suite shower room, ideal for unwinding after a long day. Bedroom two, another fantastic double, retains a period fireplace and a captivating bay window. The third double bedroom, equally impressive, features built-in wardrobes and its own charming fireplace. The surprisingly spacious landing could be a



- Traditional Semi-Detached Property
- 3 Double Bedrooms
- Delightful Rear Garden
- Tandem Double Garage
- En-Suite to Bedroom 1
- Period Features
- Downstairs Cloakroom
- Garden Room
- Driveway Parking



perfect home office space bathed in natural light.

The luxurious bathroom boasts a relaxing roll-top bath, WC, and basin, catering to all your needs.

Step outside into the truly remarkable rear garden, a masterpiece of nature. Wonderfully mature and brimming with established planting, a delightful vegetable patch, and enchanting patio areas, this garden is an absolute delight. A tranquil wildlife pond adds a touch of serenity, creating a haven for relaxation and a haven for local wildlife.

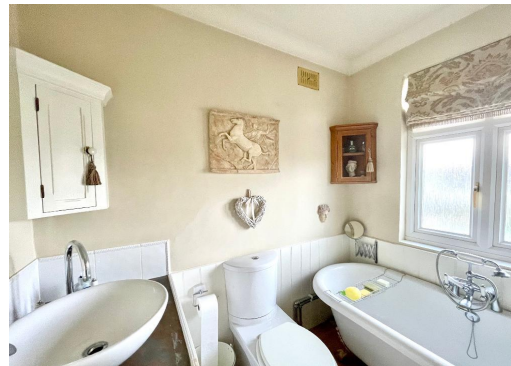
For car enthusiasts, a dream awaits - a tandem double garage with power and light, alongside driveway parking for two cars, ensures ample space for your vehicles.

This exceptional property has been lovingly maintained by the same owner for over 50 years, and is now ready for its new chapter.

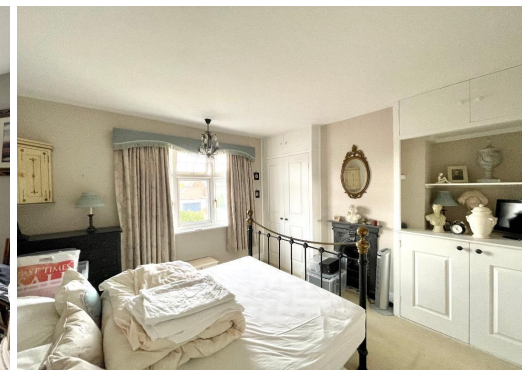
#### Additional Information

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 D 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.



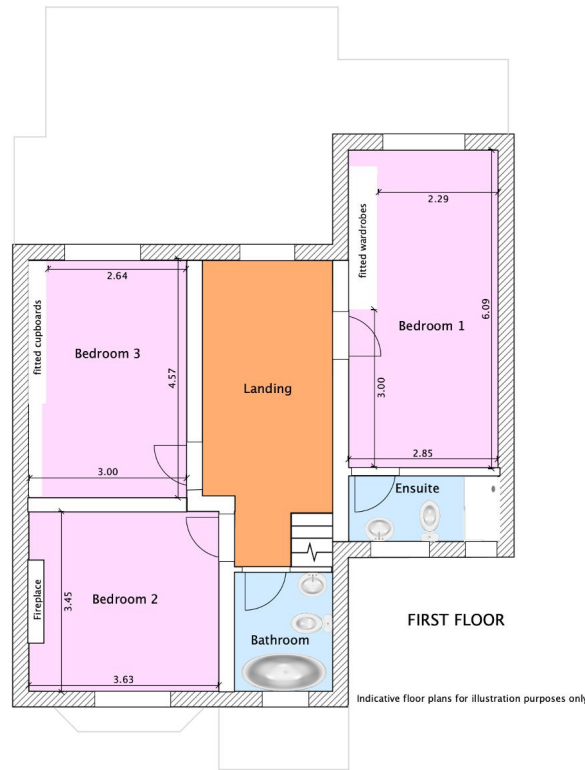
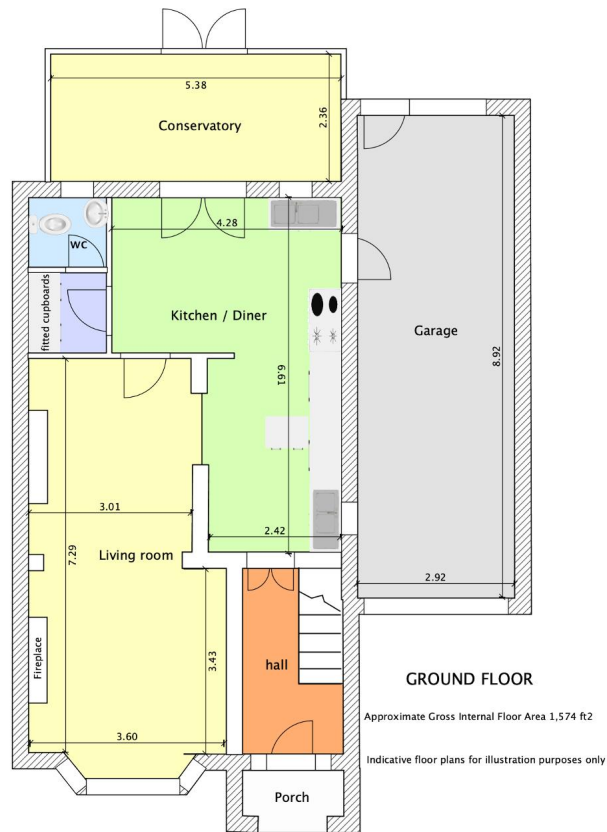












Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

## CONTACT US

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