



4 Bed Detached | Norton Gardens, Pebworth, Stratford upon Avon | £800,000

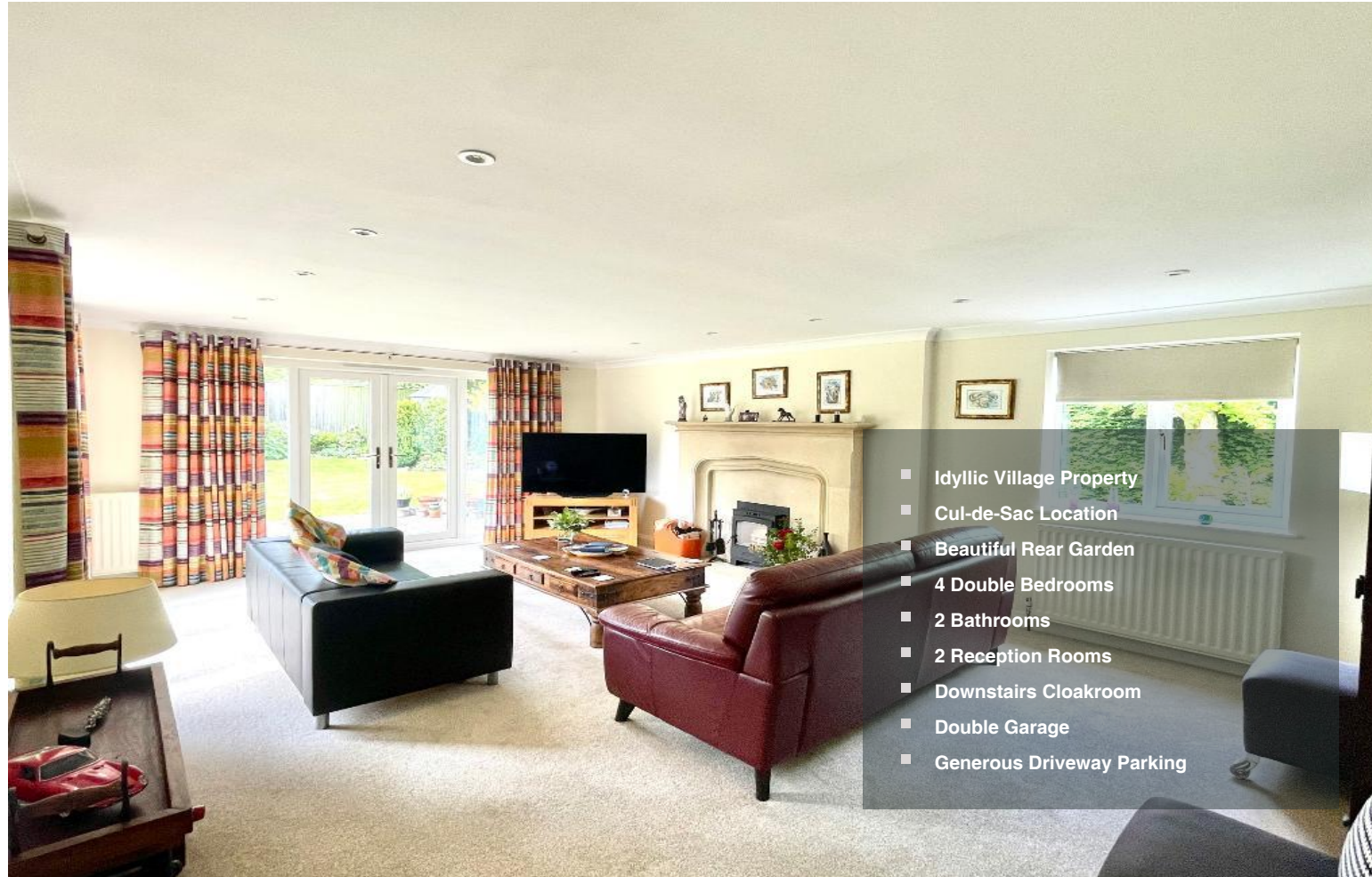
Description

We are delighted to present this stunning detached four-bedroom family home in a sought-after cul-de-sac location within the charming village of Pebworth, Stratford upon Avon. NO ONWARD CHAIN.

This spacious and beautifully presented property offers all the requirements for modern family living. Inside, you'll be greeted by a large reception hall, leading to a light and airy lounge featuring a superb fireplace with a wood-burning stove and double French doors opening onto the picturesque rear garden. The formal dining room offers a perfect space for entertaining, while the well-equipped fitted kitchen/breakfast room boasts integrated appliances and ample space for informal dining. A practical utility room with garden access and a downstairs cloakroom complete the ground floor.

Climb the stairs to discover four generous double bedrooms. The master suite is a particular highlight, offering ample built-in wardrobes and a luxurious en-suite bathroom with a walk-in shower, separate bath, bidet, WC, and a stylish basin with vanity storage. The remaining bedrooms are all well-proportioned, with bedroom three currently utilised as a home office, demonstrating the property's adaptability. A well-appointed family bathroom with a shower-over-bath combination completes the upstairs accommodation.

Step outside to be greeted by a south-westerly facing rear garden, a haven of tranquillity. Mature trees and attractive planting create a secluded and picturesque space, perfect for relaxing or



- Idyllic Village Property
- Cul-de-Sac Location
- Beautiful Rear Garden
- 4 Double Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Downstairs Cloakroom
- Double Garage
- Generous Driveway Parking

entertaining. Patio areas provide ideal spots for al fresco dining, while a charming summer house offers a versatile space for hobbies or simply unwinding with a good book.

For added convenience, the property benefits from a generous driveway providing ample off-road parking for several vehicles, as well as a practical double garage, with power, light and water.

The property is situated within a peaceful cul-de-sac, perfect for families seeking a safe and friendly environment. Pebworth itself is a quintessential English village, offering a delightful mix of traditional charm and contemporary amenities, including a well-regarded village pub, first school, a beautiful parish church, and a thriving local community.

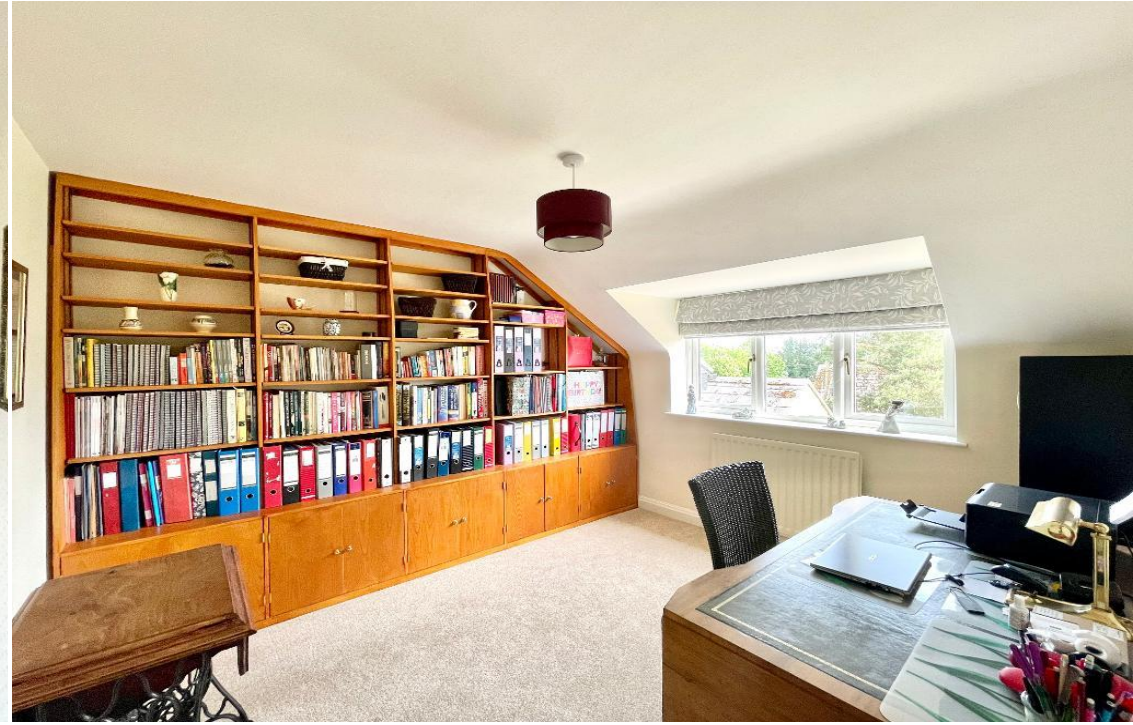
Additional Information

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

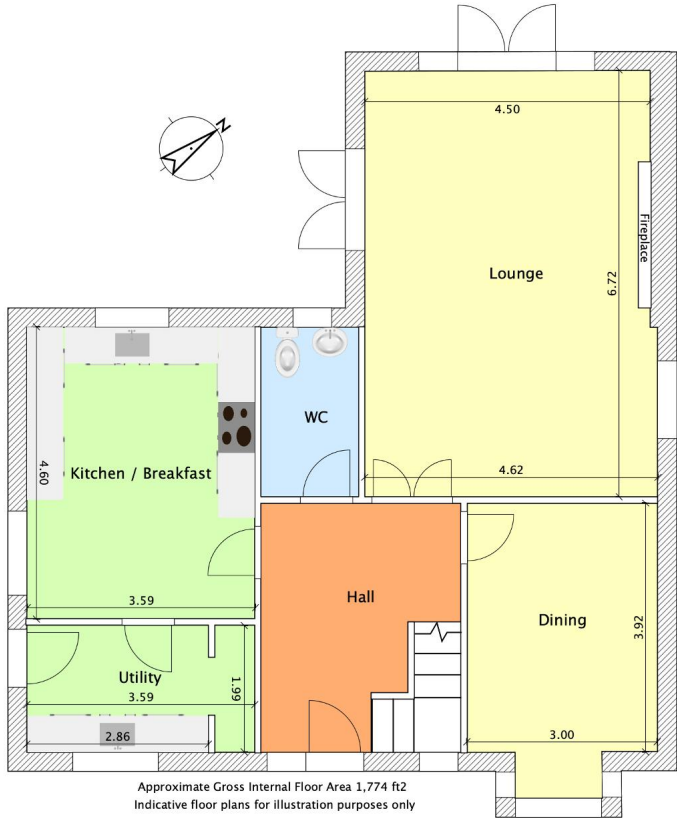
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



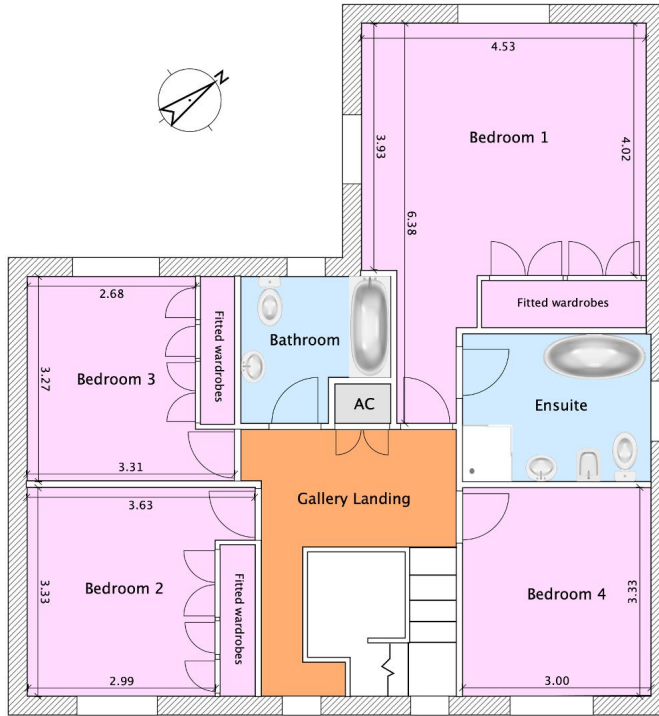








GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	48 E	
21-38	F		
1-20	G		

CONTACT US

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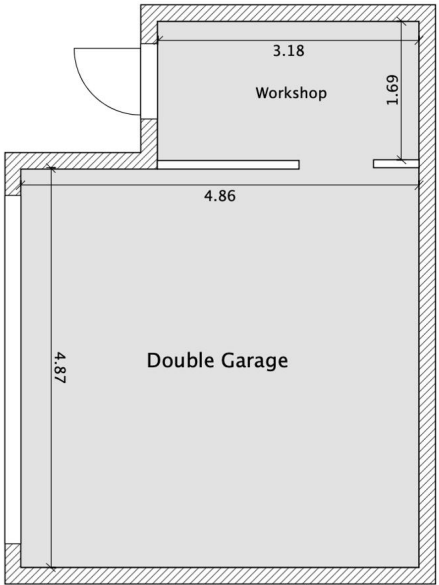
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Indicative floor plans for illustration purposes only