



3 Bed Detached | Luddington Road, Stratford upon Avon | £650,000

## Description

Welcome to this charming 3-bedroom detached house, situated just outside Stratford-upon-Avon in a tranquil semi-rural setting. This delightful home offers an ideal blend of countryside living with convenient access to the historic town of Stratford. With no onward chain, this property is ready for you to make it your own.

Upon entering the house, you are greeted by a spacious hall leading to a generously sized lounge with wood-burning stove and bi-fold doors to the rear garden, perfect for relaxation and entertaining. The well-appointed kitchen/breakfast area provides ample space for culinary activities, with lovely views over the rear garden. Adjacent to the kitchen is a convenient shower room. The dining room offers a formal space for meals and gatherings or would also be ideal as a home office or an extra bedroom.

The first floor features three well-proportioned bedrooms. The main bedroom boasts an en-suite bathroom, providing added privacy and comfort. Two additional bedrooms and a family bathroom (also accessible from bedroom 2) complete this level, ensuring ample accommodation for family members or guests.

The lower ground floor is dedicated entirely to garaging, offering extensive space for multiple vehicles and additional storage. An internal staircase provides easy access to the ground floor, ensuring convenience and practicality.

Outside, the property features a front roof terrace, accessible from the front door, offering a perfect spot to enjoy the views and unwind. The rear



- Detached Property
- NO ONWARD CHAIN
- 3 Double Bedrooms
- 3 Bathrooms
- Extensive Garaging
- Driveway Parking for Several Vehicles
- Roof Terrace
- Rear Garden with Countryside Views
- Solar Panels
- 2 Reception Rooms

garden provides breathtaking views of the surrounding countryside, creating a perfect setting for outdoor relaxation and entertainment. The property is equipped with solar panels, enhancing energy efficiency and reducing utility costs. The front driveway provides ample parking space for multiple vehicles.

Located just outside Stratford-upon-Avon, this home offers the perfect blend of peaceful countryside living with the convenience of town amenities. Enjoy pleasant walks into Stratford along the picturesque Stratford Greenway and take advantage of the local racecourse and the wealth of cultural, recreational, and shopping amenities the town has to offer.

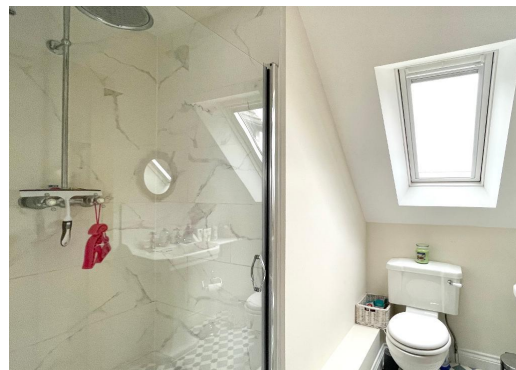
This delightful home is perfect for those seeking a spacious, well-maintained property in a serene setting. Don't miss the opportunity to make this house your new home. Contact us today to arrange a viewing.

#### Additional Information

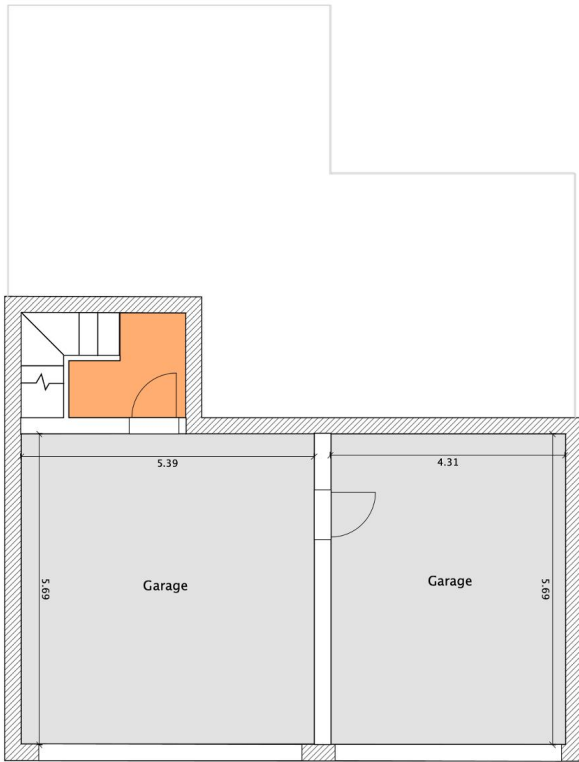
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts.

**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.



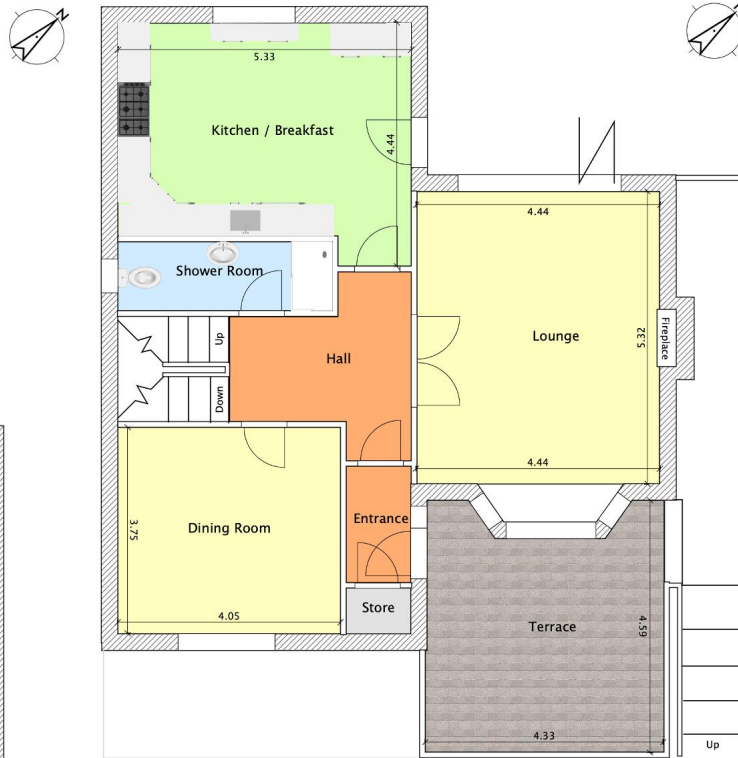






Indicative floor plans for illustration purposes only

LOWER GROUND FLOOR



Indicative floor plans for illustration purposes only  
Approximate Gross Internal Floor Area 1,858 ft2 (excl Garage)

GROUND FLOOR

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### CONTACT US

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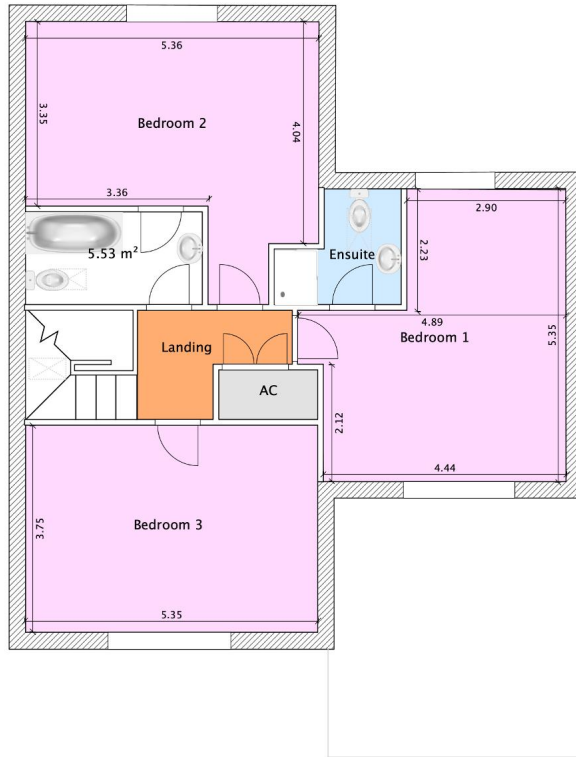
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FIRST FLOOR