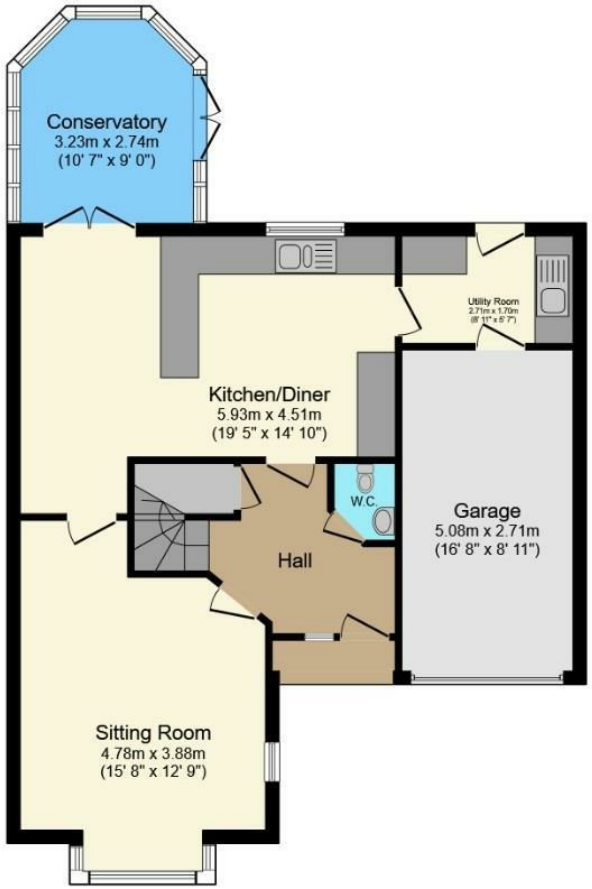
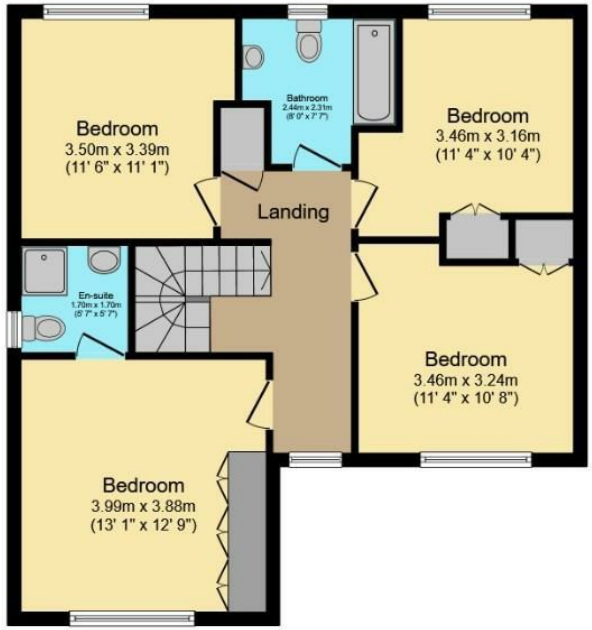


4 Hill View, Stratford-upon-Avon, Warwickshire, CV37 9AY

Stratford-upon-Avon



Ground Floor



First Floor

Total floor area: 149.7 sq.m. (1,611 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Four double bedrooms
- Sitting room with coal-effect gas fire
- Impressive open-plan dining kitchen with granite work surfaces
- Conservatory overlooking and opening onto the rear garden
- Separate utility room and ground floor cloakroom
- Principal bedroom with built-in wardrobes and en suite shower room
- Enclosed rear garden with patio and lawn
- Garage with power and light plus driveway parking

4 2 1

Offers Over £450,000

A four double bedroom detached family home, built by Bloor Homes and offering generous and versatile accommodation, including an impressive open-plan dining kitchen, conservatory, en suite principal bedroom, garage and enclosed rear garden, conveniently situated in Stratford-upon-Avon and offered with NO ONWARD CHAIN

ACCOMMODATION

The property is entered via an entrance hall, which provides access to all the principal ground floor accommodation. The sitting room features a coal-effect gas fire set within a decorative surround with mantel over. Doors lead from the sitting room into the open-plan dining kitchen. A particular feature of the property is the open-plan dining kitchen, which has been thoughtfully opened up by the current owners to create a sociable space well suited to both everyday family life and entertaining. The kitchen is fitted with a range of matching wall, base and drawer units with granite work surfaces over. Integrated appliances include an oven and grill, four-ring induction hob with extractor over and dishwasher and Amtico flooring.

Off the kitchen is a useful utility room, fitted with base and drawer units, a sink and space for a washing machine. There is a door providing access to the side of the property together with an integral door into the garage. The dining area provides access to the conservatory, which offers an additional reception space with doors opening directly onto the rear garden. Completing the ground floor accommodation is a cloakroom with WC and wash hand basin.

To the first floor, the landing provides access to the loft, which is part boarded, together with an airing cupboard housing the hot water tank. The principal bedroom is a generous double bedroom with built-in wardrobes and the benefit of an en suite shower room, comprising shower, WC and wash hand basin. Bedrooms two and three are both double bedrooms and benefit from built-in wardrobes, while bedroom four provides a further double bedroom, meaning all four bedrooms offer excellent proportions. The family bathroom is fitted with a suite comprising bath with shower over, WC and pedestal wash hand basin.

OUTSIDE

To the rear is an enclosed garden designed for relatively easy maintenance, with both patio and lawned areas complemented by established flower bed borders. There is also a garden shed and gated side access. To the front of the property is a driveway providing off-road parking and access to the garage, which has an up-and-over door, power and light.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.







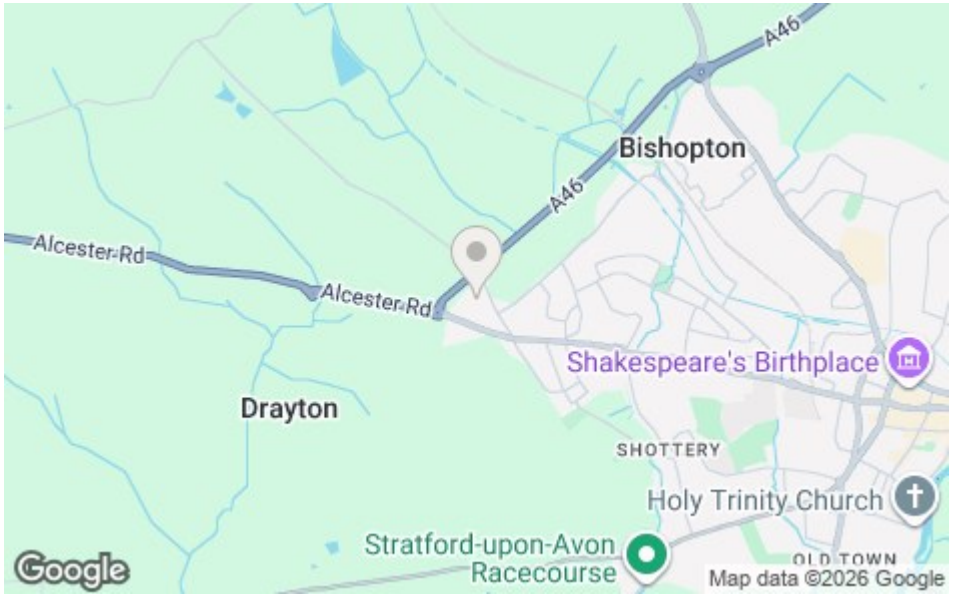














SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Sept26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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Peter Clarke
Winkworth