



West Street, Stratford-upon-Avon

CV37 6DN

In Excess of £750,000



Nestled in the heart of the trendy 'Old Town,' this three/four bedroom, extended Victorian mid-terraced home is a true gem. Boasting a deceptively spacious layout, as the passageway that was, has been incorporated into the property now providing extra space and additional 'must haves' that this property will tick off your wish list.

This home offers a perfect blend of period charm with modern convenience. Situated within walking distance to the town centre, RSC, Holy Trinity, and various schools. This residence provides easy access to all the amenities the area has to offer, making it a prime location for those seeking a vibrant lifestyle.

Approached via a courtyard fore garden, being enclosed with iron railings and gate with pathway leading to the front entrance door, opening into an entrance lobby with a further door opening into a wonderful spacious sitting room.

If a room had ears and could speak, then this room would have many stories to tell. This is one of those rooms that immediately makes you feel at home. There is plenty of space to accommodate the largest of sofas and numerous armchairs that can seat the whole family plus visitors. There is a gas feature fireplace that gives a focal point to the room and the front bay window has fitted shutters to the bottom section giving extra privacy when required. You can imagine this space coming alive on special occasions and the room would be filled with laughter and conversation.





Flowing through towards the rear, is the breakfast kitchen. Fully fitted with an array of units and cupboards having complementary oak worksurfaces over with inset gas hob with extractor above. There is an integrated double oven and integrated fridge freezer and dishwasher giving a seamless feel. A social layout as a breakfast table and chairs can be positioned so the family can discuss what the day has to offer and where homework can be completed in the early evening.

From here a door enters an inner lobby, daylight floods in through the electric skylight that automatically closes when it rains and doors lead off to a modern fitted three-piece shower room and to the utility room. The utility room is well designed and has a roof lantern allowing light to flood in and a lovely feature of an internal glass window that gives a view into the kitchen area. The utility has been fitted with many cupboards and has a double cupboard with mini radiator inside and a power point to allow the option of housing a condensing tumble dryer. There is space and plumbing for washing machine, a second integrated freezer and an additional sink.

Also, off the breakfast kitchen a door leads to stairs that descend to the converted cellar. Flexible in its use it can be used in a multiple of ways be it a study, gym, playroom, gaming or cinema room or even a guest bedroom.





Back into the breakfast kitchen to the rear of the property is the magnificent extension. This room boasts the largest of roof lanterns creating a warm and inviting atmosphere. This room can be utilised in a few ways; by day - a garden room where you could enjoy relaxing with a good book or start the day with yoga or meditation. By night - stargaze or as it is currently a dining room, entertaining guests beneath the stars. The wall of windows and French doors frame the beautiful garden beyond.

Heading upstairs via stairs rising from the sitting dining room to landing. There are three double bedrooms off, hopefully limiting the arguments of who gets the bigger room! Straight ahead is a bedroom that could now become the master bedroom, is dual aspect so a lovely bright room that boasts an en-suite shower room comprising of a walk-in double shower cubicle having mains shower over. In the middle of the home is the third bedroom, again a double having fitted double wardrobes. To the front, is the original master bedroom showcasing a bay window to the front with fitted shutters to lower section, again offering privacy when needed. There are fitted wardrobes to one wall, aiding in keeping the room decluttered. Adjacent is the family bathroom having a three-piece bathroom suite with shower over bath.





Outside, the pretty walled, landscaped, rear garden faces West and offers the best of both worlds; for green fingered souls there are well stocked flower beds to tend and enjoy, whilst for those that just want to chill after a long week the hard landscaping provides low maintenance. There are a variety of trees; apple tree, fruiting cherry, flowering cherry and weeping birch trees. Perfect for hosting summer gatherings or simply enjoying a quiet morning coffee. This beautiful home must be viewed to fully appreciate the versatility together with how homely, light and spacious the accommodation provides.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

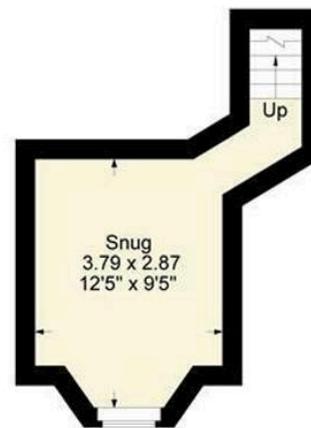
EPC Environmental Impact Rating: D

- Deceptively, Spacious, Extended Victorian Mid-Terrace Home
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Three Bathrooms
- Wonderful Reception Room with Large Roof Lantern
- Breakfast Kitchen & Utility Room
- Landscaped Rear Garden
- Good Condition Throughout
- Located in Fashionable 'Old Town'
- Walking Distance to Town Centre, RSC, Holy Trinity & Schools

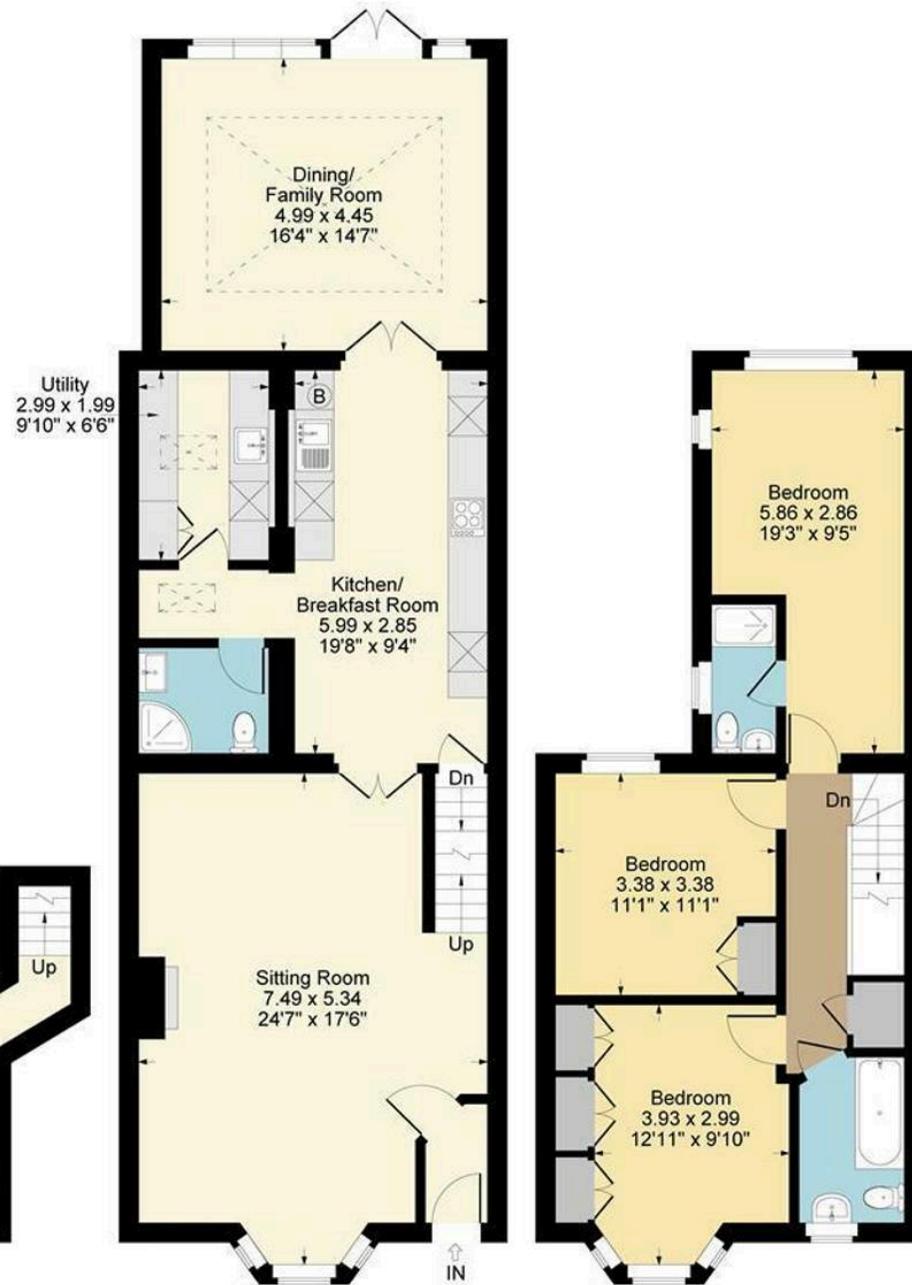
32 West Street, Stratford upon Avon



Approximate Gross Internal Area
Cellar = 12.03 sq m / 129 sq ft
Ground Floor = 94.04 sq m / 1012 sq ft
First Floor = 55.66 sq m / 599 sq ft
Total Area = 161.73 sq m / 1740 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Cellar



Ground Floor

First Floor





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