



**Darlow Drive, Stratford-Upon-Avon**  
CV37 9DG

In Excess of **£900,000**





Get your pens at the ready because your wish list will have ticks all over it. This is a superb example of a nearly new home I have ever seen! Stylishly, fully refurbished, double bay fronted, Five double bedroom family home – yes, I know what you are thinking ‘but it was modern to begin with!’ The current owners have painstakingly refurbished the property from top to bottom leaving no stone unturned nor expense spared – the result is a true turn-key property giving the new occupiers not only a fantastic home but is very economical to run thanks to the owned solar panels, providing total peace of mind that nothing will need to be done for decades. Located conveniently within walking distance to Schools, College, Train Station and Stratford-upon-Avon Town Centre.

Approached via a private driveway that leads off Darlow Drive accessing four properties That front on to the Alcester Road being nicely tucked away and secluded by a large hedgerow. The driveway leads to the front entrance door opening into a spacious, grand entrance hallway, the ideal place to greet family and friends.

First on the left is a cosy family room with large bay window to the front which floods the room with plenty of light. This is a room invites you to curl up on the sofa of an evening, indulging in your favourite movie or box set. Next on the left is the study having plenty of space for a desk and additional storage units.





Located on the rear is a generous living room which also boasts a large bay affording a view over the rear garden. There is ample space to accommodate all the family on a few sofas and chairs. You can really imagine this room coming alive on special occasions.

The hub of the home is the stunning open plan kitchen/dining space, a wonderful space ideal for modern living and entertaining. This is where all the good parties would congregate to. The high specification appliances are integrated giving a streamline look. A central island incorporates breakfast bar at one end, the perfect spot to catch up over a brew, and at the other end is the Induction hob having an inset electronic raising extractor in front. The kitchen has been finished off beautifully with white Silestone worktops. Under unit and kickboard lighting creates ambient lighting. There is plenty of space for a decent sized dining table placed in front of the large patio doors which frame the view of the rear garden.

Back into the hallway and next to the staircase is the downstairs cloakroom, a must for any modern home.



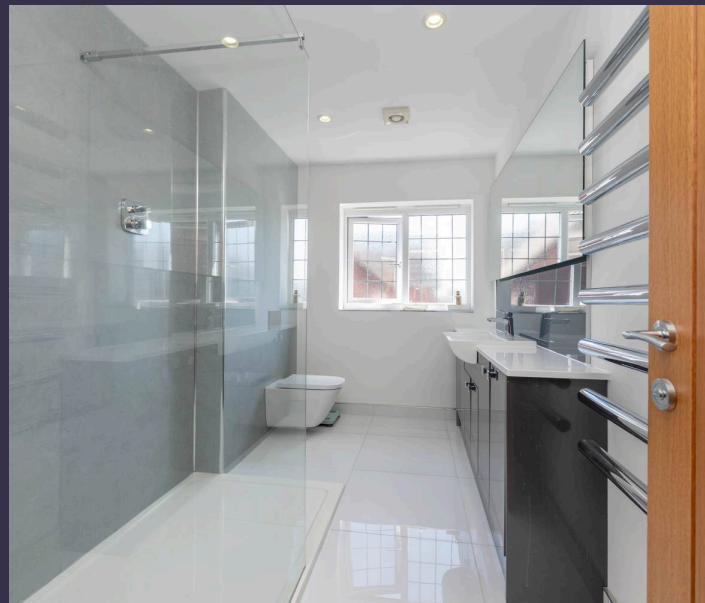




Upstairs there are five double bedrooms, all of which are bright and airy. The master bedroom boasts a large bay window to the rear, giving that feeling of extra space and fitted wardrobes aid in keeping the room decluttered. From this room there is a modern fitted shower en-suite which has been fitted out with a large walk-in shower. Bedroom two is like the master bedroom again boasting a large bay window and shower en-suite. The remaining three bedrooms all have fitted wardrobes. The family bathroom is fitted with a large walk-in shower cubicle.

Outside the rear garden enjoys being South facing so you can bask in the sun all day long. There is a lovely, large L-shaped, Porcelain tiled patio area offering a great space to sit back, relax, and enjoy those lazy summer days. The lawn area softens the space and planted Acer trees finish off the area perfectly. A pathway leads down the side of the property to a door opening into the double garage and to a side gate giving access to the front of the property. Down the other side of the property a bespoke bicycle store has been added with both front and rear accesses.

To the front there is a Resin driveway bordered with granite that provides parking for multiple vehicles, there is also an ECP and a double garage. The double garage has been converted into a music room with Porcelain tiled flooring having underfloor heating beneath. Whatever your hobbies are, this area can be used in many ways, whether you are a car fanatic, musician, gym yoga enthusiast or an artist, this additional space will be your space of heaven.







Let's dive into the technical specifications:

- 5.5 kWh Solar Installation including Tesla 13.5 kWh Powerwall produces 5,200 kWh per annum, benefits from a quarterly payment from the electricity provider on a contracted feed in tariff. Electricity costs are pretty much £Nil.
- The solar system is also fitted with an "Edi" which provides hot water. Also fitted to the front of the house is a 7 kWh Zappi car charger.
- Heating system has been replaced. Boiler by Viessmann & designer towel rails & Revive radiators. Control equipment is Nest.
- Kitchen replaced by Mereway, kitchen surfaces & Island are in white Silestone. Appliances include two Bosch Ovens, Siemens Induction Hob, AEG Extractor vented to outside, Capel heated drawer, Capel hot tap, Integrated Siemens dishwasher and an integrated fridge & freezer.
- All bathrooms & the cloakroom have been replaced, showers & taps by Hans Grohe & Roca all toilets with recessed cisterns
- Flooring: Bathrooms & Kitchen fitted with white Porcelain tiles all other areas have Oak engineered floors.
- All Internal doors & door furniture have been replaced with Oak glazed units. Wardrobes in Oak with Installed mirrors to the master bedroom.





- Stairs replaced with Oak handrails & Newel posts and toughened glass inserts and treads covered with Sisal.
- All lighting replaced with low energy units.
- Garage: Porcelain anti slip tiled floor with underfloor heating and also installed radiator. The garage door is insulated with Celotex.
- Resin driveway (6 cars) with Granite set edging.
- Rear Garden landscaping includes Porcelain patio, ornamental tree's: Acers, Curly Bay Tree. Bespoke built bicycle shed to side with access from front and rear and new external lighting.
- The house is covered by a "Ring" CCTV system comprising three external and two internal camera's.





Council Tax band: G

Tenure: Freehold

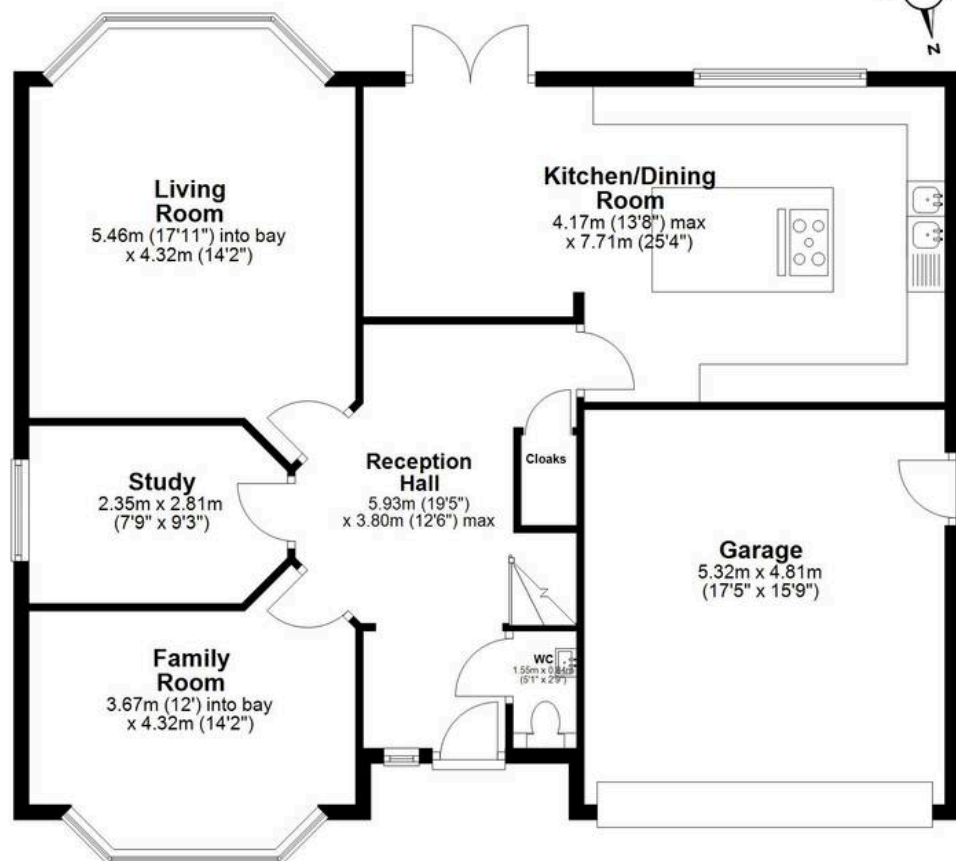
EPC Energy Efficiency Rating: B

- Fully Refurbished, Five Double Bedroom, Executive Home
- Three Reception Rooms
- High Specification Kitchen Dining Room
- Two En-suites & Family Shower Room
- Double Garage with Underfloor Heating
- Driveway with Ample Parking
- South Facing Rear Garden
- Solar Panels – Owned
- Immaculately Presented & Finished to a High Standard
- Walking Distance to Schools, College, Train Station & Town Centre



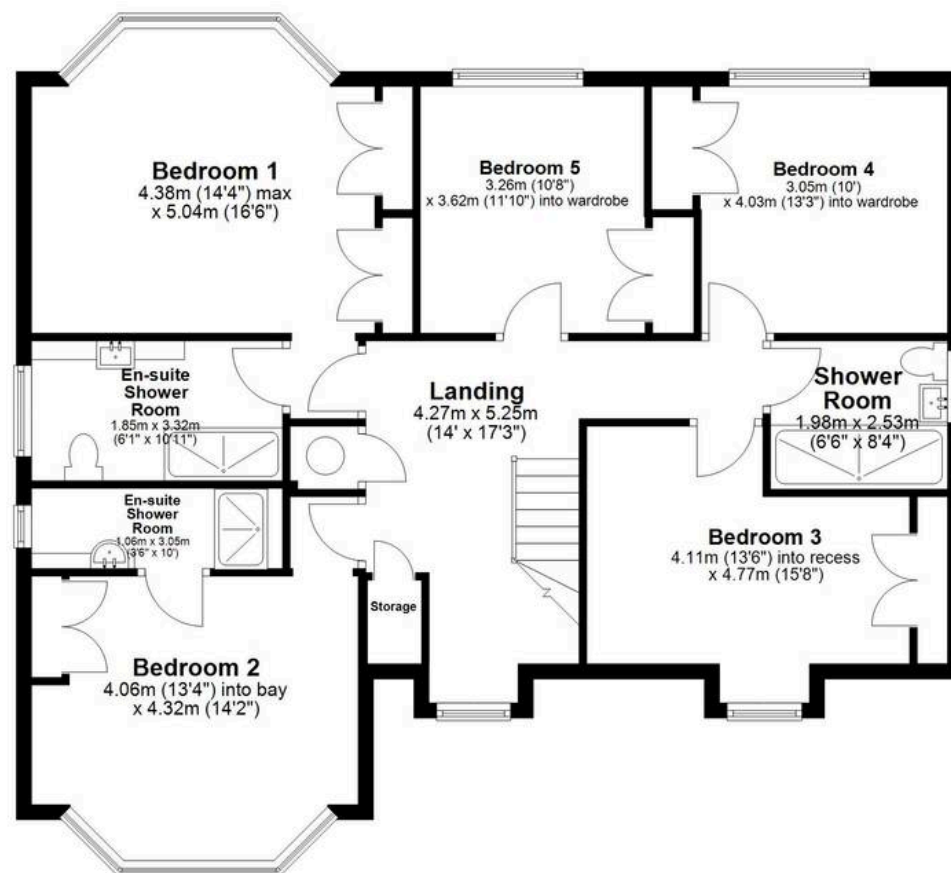
## Ground Floor

Approx. 114.9 sq. metres (1236.6 sq. feet)



## First Floor

Approx. 102.8 sq. metres (1106.1 sq. feet)



Total area: approx. 217.6 sq. metres (2342.6 sq. feet)







## Natalie Christopher Estate Agents

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