



NIKKI HOMES
PROPERTY CONSULTANTS

Cedar Close, Stratford-upon-Avon Offers Over £875,000

5 bedroom detached house for sale | Freehold **SSTC**

****Check out the full video tour****

Step inside the house of dreams, and don't be deceived by its outward appearance; there's so much more awaiting you beyond the front door.

A unique split-level detached residence perfectly situated near Welcombe Hills and just a short walk from the town center. Offering modern and highly adaptable living spaces, this home features a spacious lounge and dining area with a balcony that provides views of the rear garden. Additionally, there is a versatile TV room/playroom and a study. The well-appointed kitchen is truly exceptional with a stunning balcony opening up to the garden view.

The lower level houses the master bedroom, along with three more bedrooms, ensuite and a family bathroom.

To the side of the ground floor, is a fully functioning annexe, with double bedroom, ensuite and kitchen/dining room.

The property also includes a single small garage.

Ample off-road parking and a generously sized and beautifully landscaped rear garden with a stunning water feature, complete this impressive offering.

PLEASE NOTE:

Services

Mains electricity, gas and water are connected to the property. Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Local Authority: Stratford District Council 01789 267575.

Viewings

Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: Potential buyers are advised to re-check the measurements before committing to any expense.

4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' interests to check the working condition of any appliances.

5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.

6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure: Freehold

Parking options: Garage

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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This plan is for illustration purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	77
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
Nikki Homes

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