



NIKKI HOMES
PROPERTY CONSULTANTS

The Ridgeway, Stratford-upon-Avon Offers Over £600,000

****Great Plot With ONE Bedroom Annexe** | Freehold SOLD**

Welcome to 1 The Ridgeway.

****CHECK OUT THE FULL VIDEO TOUR****

Welcome to this lovely home! As you step inside through the double-glazed oak-effect front door, you'll find yourself in a spacious entrance, measuring 5.93m x 2.10m (19'5" x 6'10").

This hallway boasts an invitingly wide design, allowing an abundance of natural light to create a warm and welcoming atmosphere. Adorned with wood-effect laminate flooring, the hallway also features a carpeted stairway to the right.

Moving forward, you'll discover the recently revamped Kitchen spanning 4.74m x 3.77m (15'6" x 12'4"). This generously sized kitchen, perfect for entertaining, now sports the trendy colour grey. With black worktops, a one-and-a-half sink with a chrome tap, and a range cooker (available at an extra charge), this kitchen offers both style and functionality. There is space for a table and chairs, making it an ideal spot for family breakfasts or engaging in lively conversations with guests. Additionally, there's a convenient cupboard which houses the washing machine and tumble dryer.

On the other side of the hallway, a welcoming Large Dual Aspect Living Room awaits, measuring 7.90m x 3.79m (25'11" x 12'5"). This expansive living room, running the full depth of the house, features character stripped parquet flooring and a charming cast iron fireplace with an open fire. A set of upvc double-glazed French doors leads to the garden, adding a delightful touch to the space.

Opposite the living room, you'll find the Downstairs Double Bedroom 4, a spacious retreat measuring 4.73m x 3.79m (15'6" x 12'5"). Perfect for accommodating guests or potential elderly relatives, this room is finished with parquet flooring and offers a lovely view over the rear aspect.

Step into the Downstairs Cloakroom with ample space.

Upstairs, you'll find:

Main Bedroom, measuring 4.73m x 3.79m (15'6" x 12'5"), offering a generous space with deep fitted wardrobes for ample storage and cozy carpeted floors. This room also benefits from a newly fitted ensuite.

Bedroom Two, a spacious double bedroom benefiting from a walk in wardrobe, with carpeted flooring and a window overlooking the front aspect.

Bedroom Three, a charming small double/large single, fitted with built-in storage and finished with carpeted flooring and a uPVC window to the side aspect.

Family Bathroom, recently redone with tiled floors and walls, offering a stunning freestanding roll top bath and walk-in shower, granite-effect splashback, wc, sink unit, and a heated towel rail.

THE ANNEXE

To the side of the property is a self contained, one bedroom annexe. Briefly comprising, its own front door, leading into living room area, through to the kitchen (with underfloor heating), with shower room off. At the rear is the double bedroom and the current vendors have separated its own garden area of.

Outside, there is a large newly built double garage.

The garden is a delightful space, not too large yet fully manageable, featuring a mainly laid-to-lawn area and a crucial decking area for summer BBQs. Gated side access is also available.

Viewing is highly recommended.

To the front, there is off-road parking for 3-4 cars. T

The property is Freehold, and mains electricity, gas, and water are connected. The central heating system is gas, and drainage is via the main system. Interested parties are encouraged to make their own inquiries, as the heating, domestic hot water system, kitchen appliances, and other services have not been tested, and no warranties are provided in these respects.

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 whatever 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.

Call 01789 532211 for more info or to arrange a viewing

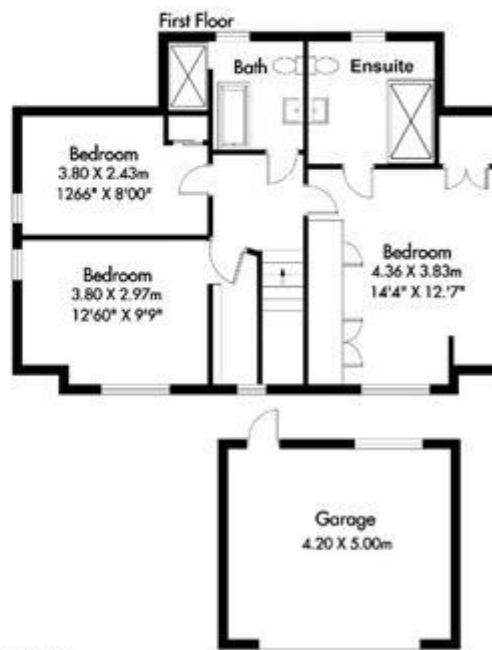
Tenure: Freehold



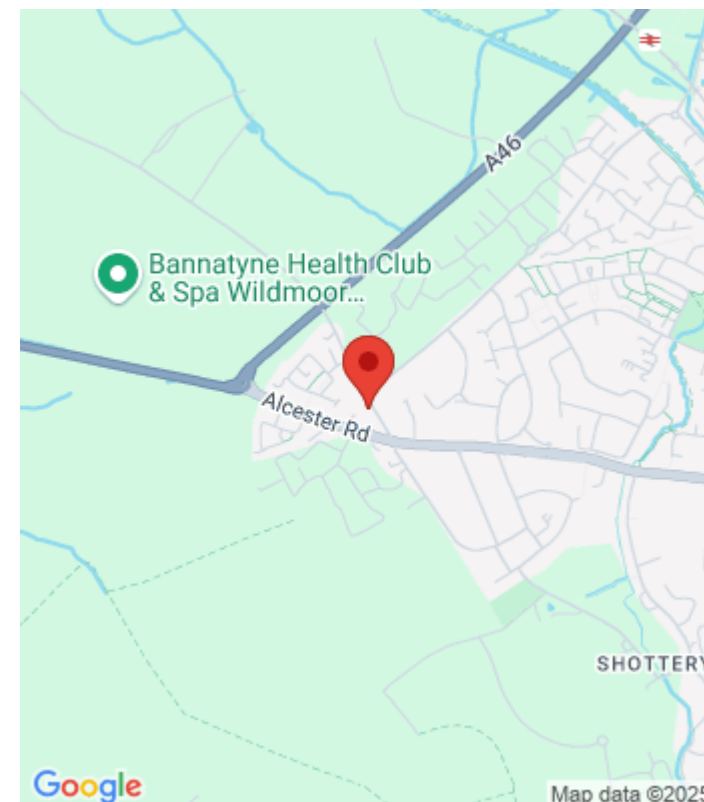
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.

NOT TO SCALE

Approximate Total Floor Area
173.35 Sq m - 1866 Sq ft



This plan is for illustration purposes only



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Viewing by appointment only
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