NIKKI HOMES
PROPERTY CONSULTANTS

Westview Lawns, Barton Road, Welford on Avon, Stratford-upon-Avon

Guide Price £1,150,000

Set in the heart of this popular village location but within a private cul de sac and set back from the road is this stunning family home.

Dunraven House is a spacious, inviting, modern detached home which has benefited from extensive remodelling and updating over the last year; these changes have not only transformed the visual appeal but added to the sheer comfort of this amazingly luxurious home.

This imposing house, comprising some 2,350 square feet, is approached by a wide gravelled drive with plentiful parking for over 5 cars. At the side of the property is a detached brick built garage with electric up and over door. This could be converted into accommodation space if desired.

Walking through the front door, the inviting and spacious hallway flows through into the stunning open plan kitchen/breakfast room with a new designer kitchen, finished with quartz worktops and a centre island. There are many feature appliances including a hot tap, Neff double ovens, Neff microwave oven, Siemens Fridge/Freezer, Neff warming drawer and dishwasher. The kitchen leads through to the dining area, this space would easily accommodate a table with chairs or sofas and naturally leads through the newly fitted bi-fold doors (with integrated blinds) onto the garden terrace.

Off the kitchen is a large utility room with ample space for a washing machine, tumble dryer and an extra fridge, which are not included in the sale.

The beautiful dual aspect lounge enjoys double doors onto the hallway and is fitted with a cosy log and coal burning stove and double doors onto the garden.

Facing towards the front of the property is a second reception/dining room with views over the front.

Upstairs are four double bedrooms, a dressing room (which could be converted back into bedroom five) two with en-suites which makes it ideal for the larger family and/or guests staying.

The master bedroom also enjoys an en-suite with dressing room. The family bathroom is well fitted with a white suite along with wall tiling.

We must mention the south facing garden – the gardens, close to the house, are very private making relaxing and entertaining outside a joy. Take a moment to stroll along the garden admiring the pond and down to the orchard area, with shed and greenhouse for growing those all important plants or vegetables.

Both inside and outside, this house ticks so many boxes, please don't put off booking a viewing…

This beautiful riverside village had opportunities to join this thriving community. For a village, it boasts more than its fair share of services: a well-stocked village shop, a ladies clothes shop, hairdressers, social and recreational amenities including a sports club, local village hall and Ofsted outstanding school. A butchers, a popular golf course and of course three village pubs.

Renovations completed by the Vendor;
Kitchen and dining room knocked through
New bi-folds with integrated blinds
New windows and doors throughout
New boiler and radiators
New oil tank
New electric fuse board
New main bedroom en-suite
New carpets
New Karndean floor to downstairs except lounge
New downstairs toilet and sink
New gates to side of property
New gates and fence surrounding property
New alarm system
Square bay windows in study and lounge
Lounge double aspect windows
New pressure cylinder
Fully painted inside and out

Tenure - Freehold.

Services - Mains electricity, water and oil 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 and 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 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

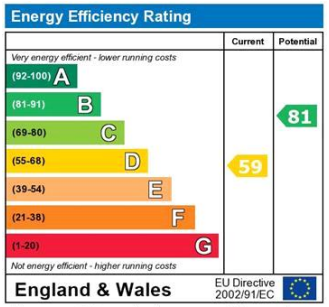
Council Tax Band: G (Stratford District Council)
Tenure: Freehold
Parking options: Garage
Garden details: Private Garden

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.

NOT TO SCALE

Approximate Total Floor Area House
217 Sq m - 2336 Sq ft

This plan is for illustration purposes only



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.

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Nikki Homes
Office 1, Reids Ind Estate , Welford Road, Long Marston, Warwickshire CV37 8RA
Tel: 01789 532211 Email: hello@nikkihomes.co.uk Website: nikkihomes.co.uk