



23 Elgin Gardens, Stratford-Upon-Avon, CV37 7BG  
Guide Price £695,000

charlesrose.



This thoughtfully extended and beautifully presented family detached home is located in this desirable pocket of Stratford Upon Avon, south of the river giving easy access into the town centre by foot and only a stones throw from Stratford golf course. It is positioned in this small luxurious development and offers spacious accommodation finished stylishly to the highest of standards throughout. Upon entry, the spacious entrance hallway gives way to large open plan family reception kitchen with space for both seating and dining and offering the highest of quality finish. There is also a second lounge on offer, once again giving great proportions and the ground floor is completed with a cloakroom / wc. The first floor continues with the space on offer with a large open landing with access to the three bedrooms; the master having an ensuite shower room. There is also a separate family bathroom on offer. Externally the property benefits with a front garden, a driveway with access to the garage to the side and a charming, mature and landscaped rear garden with paving areas, well stocked borders and raised beds.

## LOCATION

Elgin Gardens is a sought after and popular modern development within this prime residential location just south of the river and only a short distance to the town centre of Stratford-Upon-Avon. The connections by road are close by allowing easy access to the major road networks and the local amenities on your doorstep within the historic town are immense. Stratford-Upon-Avon is internationally famous as the birth place of Shakespeare and also the home of the famous Royal Shakespeare Theatre. Regular market attractions appear within the centre and there are lots of attractions on offer for all to enjoy. Final note is the ambling distance to the Stratford Golf course only metres away.

## ON THE GROUND FLOOR

### Entrance Hallway

This spacious reception hallway offers a lovely welcoming into the property and gives access to all rooms on the ground floor. Stairs lead off to the first floor and doors lead into :-

### Kitchen Dining Family Room

27'11" x 14'10" (8.53m x 4.53m)

This superb room really is the heart and soul of the property, finished to a lovely standard with a high end fitted kitchen area including a range of storage with quartz work tops and integrated appliances including an oven, hob, extractor, dishwasher, fridge and freezer. The flooring runs seamlessly throughout the room and once again benefits with being dual aspect; large window to the front and patio

doors to the rear. There is copious amounts of space for dining, seating and more importantly entertaining.

### Lounge

16'4" x 10'2" (4.99m x 3.10m)

This dual aspect lounge is bright and airy and decorated to a lovely standard with a focal fireplace and patio doors leading out to the landscaped gardens.

### WC / Cloakroom

A modern suite with wash hand basin and low level flush wc.

## ON THE FIRST FLOOR

### Landing

This wide and open central landing provides access to the three bedrooms and bathroom.

### Bedroom

13'3" x 11'3" (4.04m x 3.44m)

This large master bedroom is finished to a great standard offering a comfortable and cosy environment with a host of fitted wardrobes and access to the ensuite shower room.

### Ensuite

8'9" x 7'1" (2.67m x 2.16m)

This modern and well presented ensuite with large shower, tiled walls and flooring, low level flush wc and wash hand basin.

### Bedroom

10'2" x 9'7" (3.10m x 2.94m)

This further double bedroom offers views over the front of the property and once again finished to a lovely standard.

### Family Bathroom

7'9" x 5'10" (2.38m x 1.78m)

A modern and well equipped family bathroom with a real boutique style finish on offer. There is a modern suite with bath, large wash hand basin and low level flush wc.

### Bedroom

7'8" x 7'2" (2.34m x 2.20m)

This final good sized bedroom offers lovely views over the landscaped gardens and mature trees beyond.

## OUTSIDE

### Front

There is a fenced front fore garden with mature plants and pebbled areas. A driveway to the side leads you down to the garage on offer and also gives access to the rear gardens.

### Rear

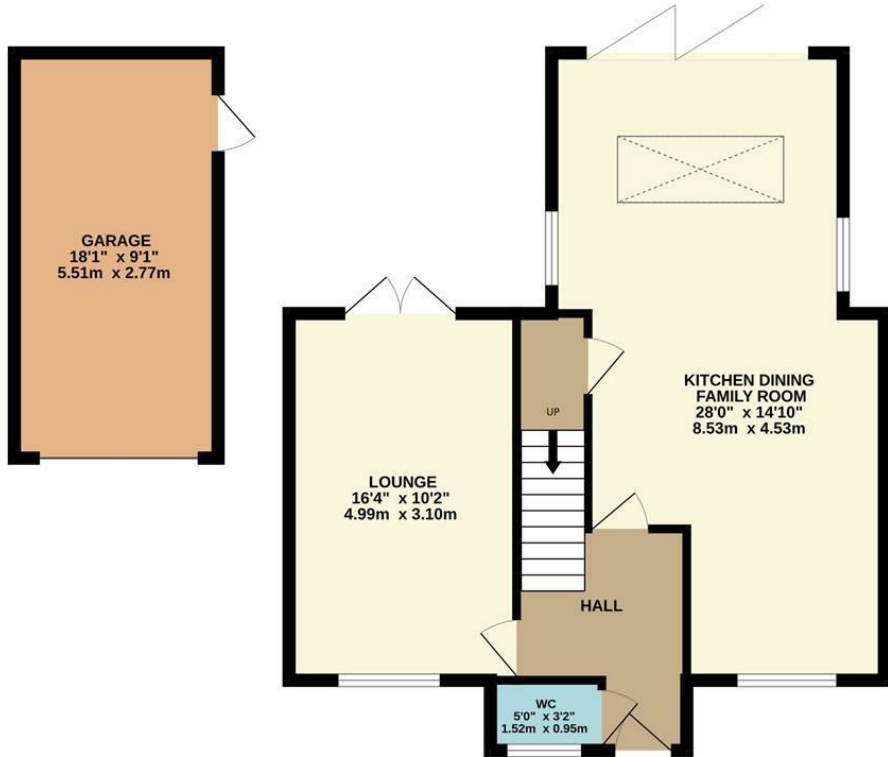
This beautifully landscaped and designed rear garden offers large terraced areas of paving for seating and leads you onto the raised borders filled with an array of plants and shrubs and mature trees. There is also an area of artificial grass and a decked area creating a lovely spot to relax and enjoy those barmy summer evenings.

## FURTHER INFORMATION

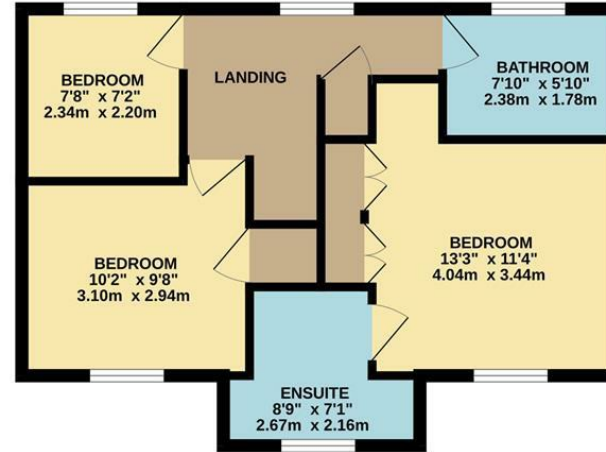
There is an estate charge of £397.76 per annum payable for the upkeep and maintenance of the green space.



GROUND FLOOR  
779 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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