



# The Stratford

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## 4 bedroom home

The Stratford is a welcoming family home. Step inside and you'll find a bright ground floor, with an open plan dining kitchen and a spacious lounge, both looking out over the gardens. In the lounge we've also included French doors, perfect for stepping outside on relaxed summer weekends. There's also a useful utility room and downstairs cloakroom.

Upstairs, there's a luxurious principal bedroom with built-in wardrobes and en-suite, as well as three further bedrooms sharing a modern family bathroom.



## Features

- 21ft lounge with French doors to garden
- Open plan dining kitchen
- Useful utility room
- Principal bedroom with built in-wardrobes & en-suite
- Built-in wardrobe to bedrooms two & three
- High quality Smeg kitchen appliances
- Hive smart heating system
- Fully turfed rear garden
- Garage

## Room Dimensions

### Ground Floor

Lounge	21'1" x 11'4"	6.43m x 3.47m
Kitchen/Dining	21'1" x 9'7"	6.43m x 2.94m
Utility	8'7" x 7'0"	2.62m x 2.14m
Cloakroom	6'10" x 4'11"	2.08m x 1.51m

### First Floor

Bedroom 1	12'8" x 11'6"	3.87m x 3.51m
En-suite	7'0" x 6'10"	2.15m x 2.10m
Bedroom 2	10'7" x 9'9"	3.23m x 2.98m
Bedroom 3	9'9" x 8'0"	2.98m x 2.46m
Bedroom 4	8'3" x 8'0"	2.51m x 2.46m
Bathroom	10'2" x 4'9"	3.10m x 1.46m

