



3 Bed Semi-Detached | Lear Grove, Stratford Upon Avon | Offers Over £300,000



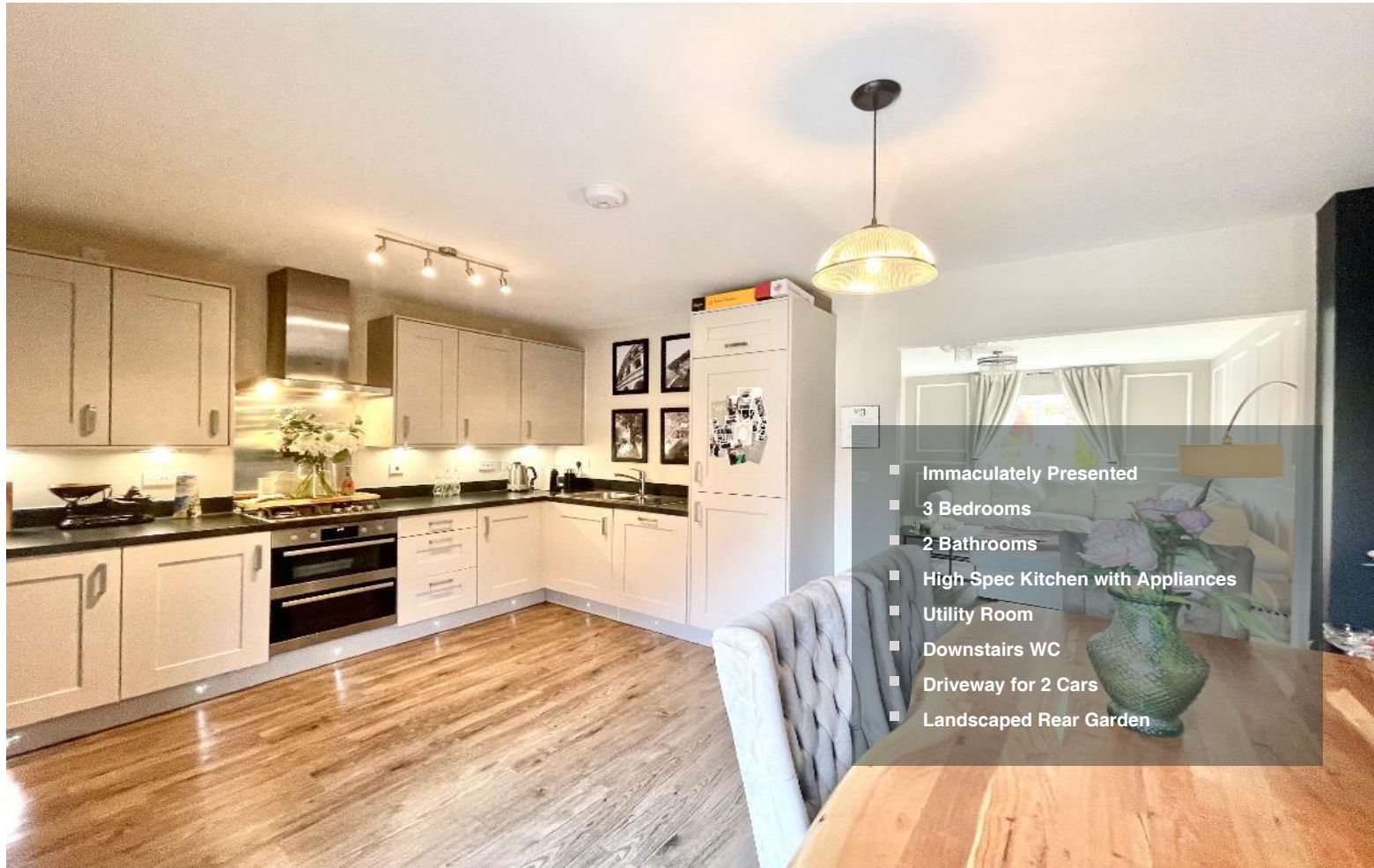
## Description

This beautifully presented three-bedroom semi-detached home is located in the desirable Meon Vale, offering a perfect blend of modern living and countryside charm. The property is decorated to a high standard throughout, creating a luxurious and welcoming atmosphere.

As you enter the property, the sense of luxury and attention to detail is immediately apparent. The ground floor boasts a spacious lounge, that leads into a stunning open-plan kitchen/diner, perfect for family meals and entertaining. The kitchen benefits from modern appliances and ample storage space, with access to a convenient utility area and downstairs WC. The rear garden, which can be accessed via the kitchen or the utility room, has been thoughtfully landscaped with a lovely patio area, an expanse of lawn, and an attractive decked space ideal for outdoor entertaining and relaxation.

Upstairs, the first floor boasts three well-proportioned bedrooms, including a main bedroom complete with an ensuite bathroom and built-in wardrobe for added convenience. The other two bedrooms share a modern family bathroom. The property offers additional storage space both upstairs and downstairs, ensuring a clutter-free living environment.

Outside, the home offers a driveway with space for two cars. Meon Vale itself is a popular area, offering excellent local amenities, including school, shop, a leisure centre, and beautiful green spaces, ideal for families and professionals alike. With easy access to nearby Stratford-upon-Avon and the Cotswolds, this home provides the



- Immaculately Presented
- 3 Bedrooms
- 2 Bathrooms
- High Spec Kitchen with Appliances
- Utility Room
- Downstairs WC
- Driveway for 2 Cars
- Landscaped Rear Garden



perfect combination of peaceful village living with modern comforts.

This property is a true gem, with the vendors' exquisite taste in decoration and finishing touches enhancing its luxurious feel. A perfect home for those seeking a blend of style, comfort, and convenience in a vibrant and friendly community. Don't miss the chance to make this beautiful property your new home.

#### Additional Information

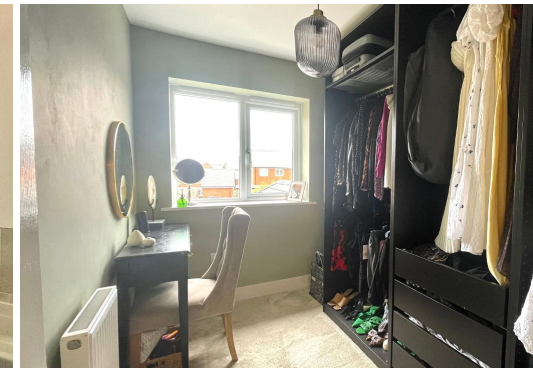
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that there is an annual estate management charge of approximately £250 per year. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band C with Stratford upon Avon District Council.



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



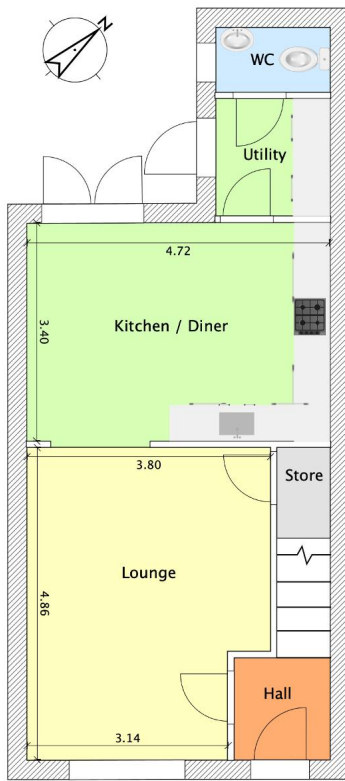




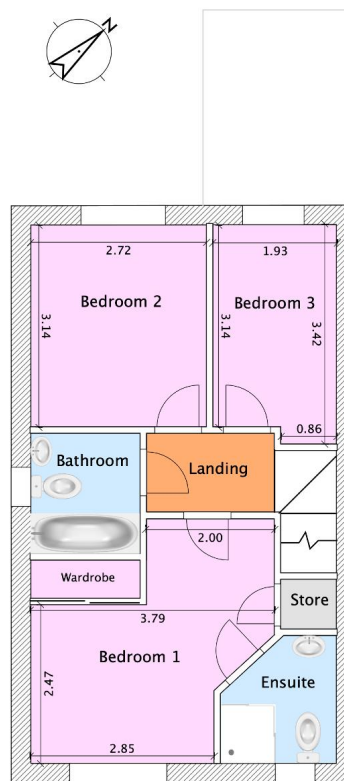








GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CONTACT US

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