Kennedys

3 Bedroom Detached for Sale - £350,000

Holly Avenue, Meon Vale, Stratford upon Avon, Warwickshire, CV37 8FU

KEY FEATURES

• 3 Double Bedrooms • Detached Property • No Onward Chain • Garage • Driveway • 2 Bathrooms • Downstairs WC

Description

Set within the popular Meon Vale development, this immaculate three-bedroom detached home offers stylish, well-proportioned accommodation, a generous rear garden, and excellent parking, including a garage and driveway for two cars.

The property is beautifully presented throughout and begins with a welcoming hallway. The lounge is positioned at the front, offering a cosy yet elegant living space. Across the rear of the house, the kitchen/dining room provides a superb open-plan layout, with French doors leading directly onto the garden patio - perfect for entertaining. There is also a useful utility room off the kitchen, and a downstairs cloakroom accessed from the hallway.
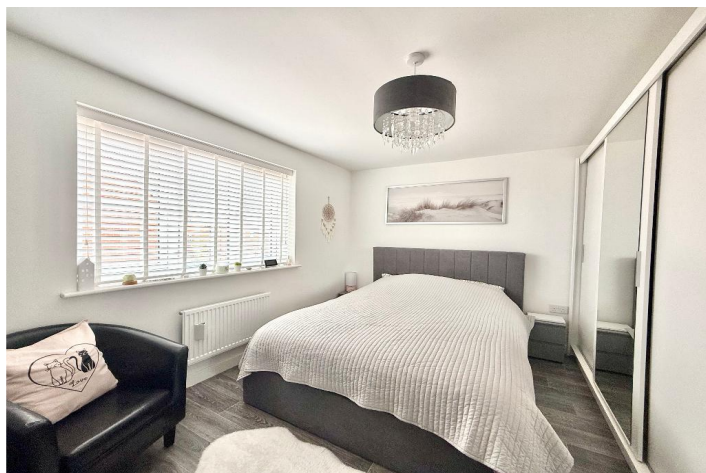
Upstairs, there are three double bedrooms. The principal bedroom sits to the front and includes a smart en-suite shower room. Bedrooms two and three overlook the rear garden, and there is also a stylish family bathroom.

Outside, the property features a driveway to the front providing parking for two cars and access to the single garage. The rear garden is laid mainly to lawn with a pleasant patio area ideal for relaxing or outdoor dining.

Meon Vale is a thriving community with amenities including a village shop, leisure centre, café, children's play areas and lovely countryside walks, all within easy reach of Stratford-upon-Avon and the Cotswolds.
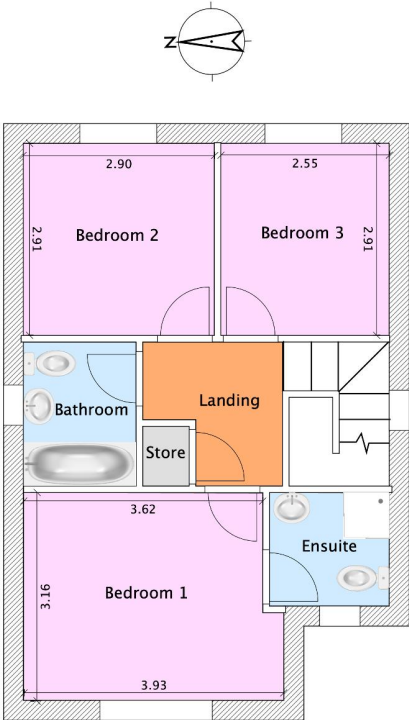
Additional Information
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that there is an estate maintenance charge of approximately £500 per year. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.
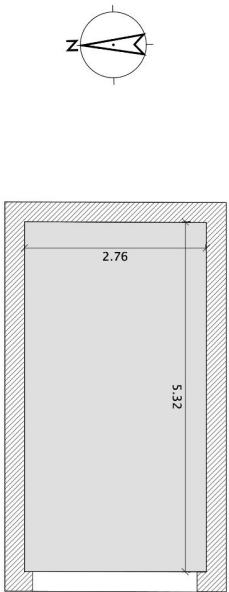
GROUND FLOOR

Kitchen / Diner
5.53
2.86

Utility

WC

Store

Lounge
3.33
3.73
3.93

Hall

Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 994 ft2 / 89 m2

FIRST FLOOR

Bedroom 2
2.90
2.91

Bedroom 3
2.55
2.91

Bathroom

Store

Landing

Bedroom 1
3.62
3.16
3.93

Ensuite

Indicative floor plans for illustration purposes only

GARAGE

2.76
5.32

Indicative floor plans for illustration purposes only

Score	Energy rating		Current	Potential
92+	A			94 A
81-91	B		83 B	
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20	G			