



Duncan Road, Stratford-Upon-Avon, CV37 8YP

Price £485,000



SOLD WITH NO CHAIN* This contemporary four double-bedroom family home occupies a highly desirable and spacious corner plot in a private cul-de-sac within the sought-after Meon Vale estate, overlooking a large protected green space. The property is beautifully presented, has a well-thought out design and offers a range of desirable features including upgraded fixtures and fittings, alarm system, and security lighting.

On the ground floor, there is a generously sized living room, and an additional reception space that could serve as a playroom, home office, or a snug; a convenient downstairs cloakroom, a spacious open plan kitchen diner and a utility room. Moving upstairs, the bright and airy landing provides an ideal space for an office area, and there is also a loft hatch that has been professionally boarded and shelved for additional storage, complete with a ladder.

The property boasts four generously sized double bedrooms, with the master bedroom benefiting from an en-suite and walk-in wardrobe. Each room is adorned with expansive windows that allow an abundance of natural light to flood in, creating a vibrant and open atmosphere. The family bathroom and master ensuite showcase contemporary fixtures, adding a touch of modernity to the design. Outside, the sizeable rear garden offers a well-maintained lawn and large patio area, perfect for outdoor dining. The property also benefits from side access leading to a driveway with off-road parking for up to three cars, as well as a single garage with an up and over door, power, and lighting. This property is being sold with no chain, offering a hassle-free purchase.



APPROACH-This attractive property benefits from being situated within a private cul de sac location, having a road frontage overlooking a large protected green space with parking to the side of the property, in front of the garage for up to three cars on a tarmacked drive to the front of the property, a well kept fore garden and lush grassed area adds a refreshing green touch to the surroundings.

HALLWAY. Wide and welcoming, two panes of glass with glazing on either side flooding the space with lots of natural light. Having doors leading to various rooms, stairs rising to the first floor, and understairs storage cupboard.

FAMILY LOUNGE. Boasting windows to the front and double doors leading to the rear garden making this room spacious and light. This room has a door leading into the Kitchen Diner.

SNUG/OFFICE. A versatile room, whether you envision it as a playroom, snug retreat, a refined formal dining room, or even an additional accessible downstairs bedroom or office, this versatile space offers a view from the bay window to the front of the property overlooking the greenway, adding to its charm and functionality.

DOWNSTAIRS W.C/CLOAKROOM. Featuring low level W/C and wash hand basin.

KITCHEN DINER- Being the heart of the home, the kitchen is both practical and stylish, with a well-arranged layout that strikes the perfect balance between spaciousness and accessibility. Ample base and wall units offer abundant storage, complemented by a modern design featuring work surfaces with an upstand and high gloss cabinets. Integrated appliances, including a dishwasher, a 5-gas hob burner, and a double oven arrangement, ensure convenience and functionality.

With downlighters illuminating both the ceiling and the underside of the wall cabinets, the kitchen exudes a contemporary ambiance. A rear window positioned above the sink area provides a picturesque view of the garden while inviting natural light to flood the space, further enhancing the bright and airy atmosphere.

UTILITY- Kitchen then leads into the utility area. Again with plenty of wall and base units, a sink and space for extra appliances and a convenient side external door.

LANDING WITH STUDY AREA. This area is perfect for an office space to free up the second reception room downstairs, with doors leading to all the bedrooms and a loft hatch which has a ladder and has been professionally boarded and shelved to allow a substantial amount of extra storage to ensure the home can remain clutter-free.

PRINCIPLE BEDROOM WITH WALK IN WARDROBE AND EN-SUITE- Ample room for a super king-size bed and more. There's plenty of space for additional furniture like a dressing table or cabinetry, making it a truly functional and comfortable living space. This bedroom benefits from a generously sized walk-in wardrobe, providing convenient storage solutions and adding to the luxury of the space. Gorgeous en-suite, equipped with a sleek glass-enclosed shower, W.C. and wash basin. The inclusion of an obscure glass window ensures privacy while still allowing natural light to filter through.

BEDROOM 2- Double bedroom, which could fit a King size bed with bedside tables either side, built in wardrobes and a rear aspect window.

BEDROOM 3- A further double bedroom that could fit a King size bed and plenty of space for wardrobes with front aspect window.

BEDROOM 4- A further large double bedroom with rear aspect window.

FAMILY BATHROOM- With obscure rear window, beautifully finished with modern finishing touches, towel rail, perfectly fitted in large shower with sleek glass enclosure, sink toilet and bathtub.

REAR GARDEN- Substantial rear garden which has been beautifully maintained having a large patio area perfect for external dining, with fence panel surrounding and a gate leading to the driveway and garage.

LOCATION. Meon Vale, located only 6 miles from Stratford-upon-Avon, offers a vibrant community with a local sports centre, village hall, and a convenient Londis store. Its primary school boasts a GOOD Ofsted rating, while residents enjoy access to community parkland and woodland walks. Nearby Long Marston features a shop/Post Office, inn, and church. Positioned between Stratford-upon-Avon and the Cotswold villages, Meon Vale provides an ideal blend of rural charm and modern convenience.

Hall

Living Room 20'10" x 10'6" (6.37m x 3.22m)

Snug/Office 10'5" x 11'7" (3.18m x 3.55m)

Kitchen/Diner 11'2" x 18'4" (3.41m x 5.59m)

Utility 5'1" x 7'1"m (1.55m x 2.16mm)

WC

Study Area

Landing

Bedroom One 11'6" x 9'10", 167'3" (3.51m x 3,51m)

En-Suite 4'11" x 6'5" (1.50m x 1.98m)

Bedroom Two 10'0" x 10'9" (3.07m x 3.28m)

Bedroom Three 10'6" x 10'8" (3.21m x 3.26m)

Bedroom Four 10'5" x 8'9" (3.18m x 2.67m)

Bathroom 6'10" x 9'3" (2.10m x 2.82m)

Garage 19'8" x 9'7" (6.01m x 2.94m)

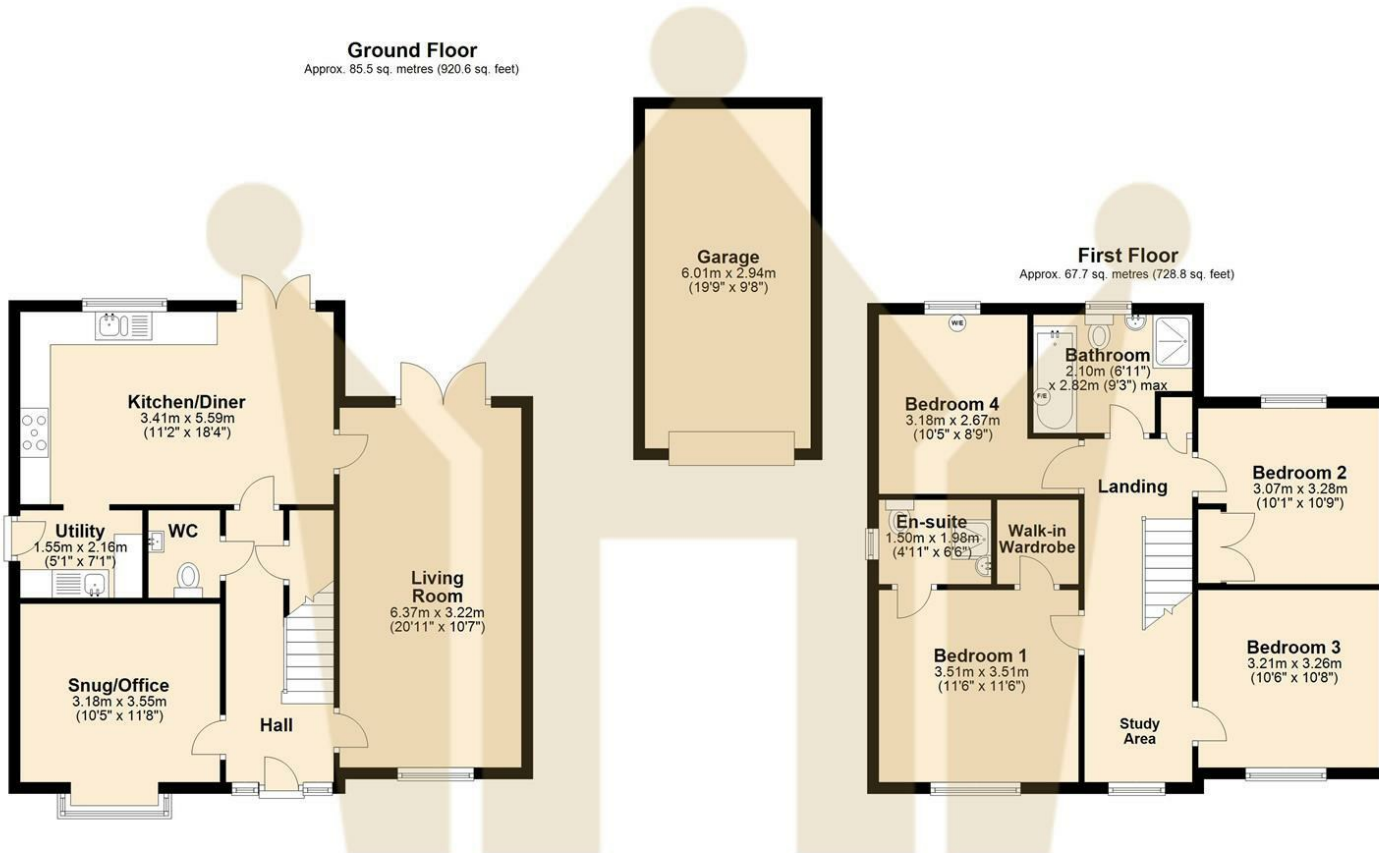


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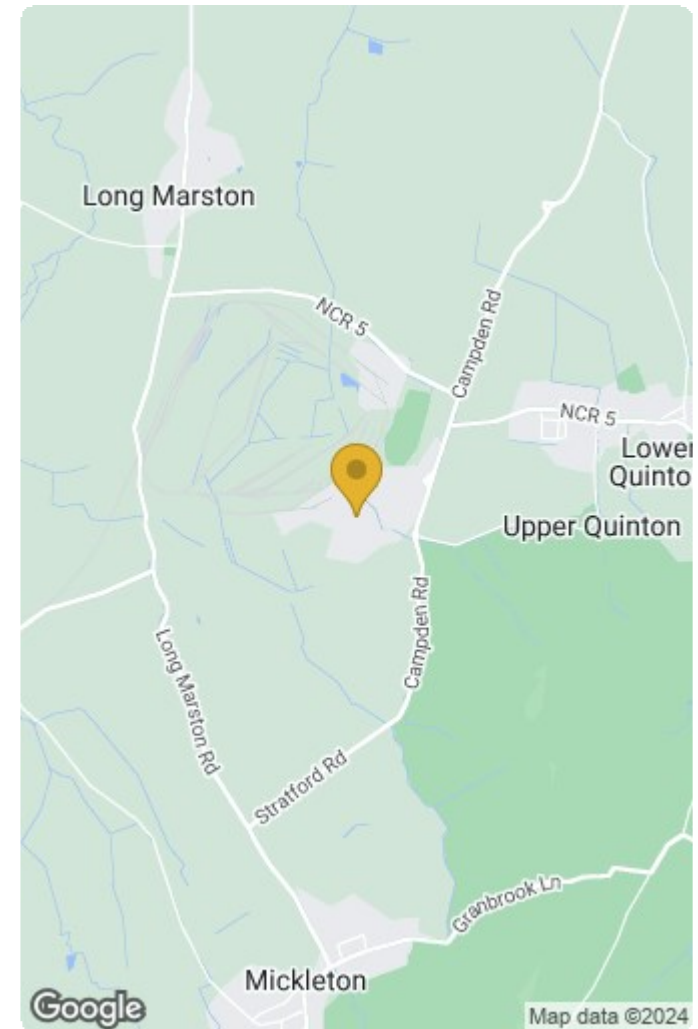
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Total area: approx. 153.2 sq. metres (1649.4 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |