



Holly Avenue, Stratford-Upon-Avon, CV37 8FU

Guide price £390,000

  
**KING**  
HOMES



This beautifully presented, MODERN four-bedroom detached property with a garage is located in the highly sought-after Meon Vale development. The property boasts a driveway for off-road parking which includes an EV charging point, and enclosed rear garden.

The well-proportioned and spacious accommodation is arranged over two floors, and the interior is meticulously maintained. Upon entry, you'll find a welcoming hallway leading to a bright living room, and a versatile additional reception room, ideal for use as a snug, playroom, or office. The stylish, contemporary kitchen/dining room features bifold doors that open up to the garden, creating a seamless indoor-outdoor living space. A separate utility room, with a door leading outside, and a convenient downstairs WC complete the ground floor.

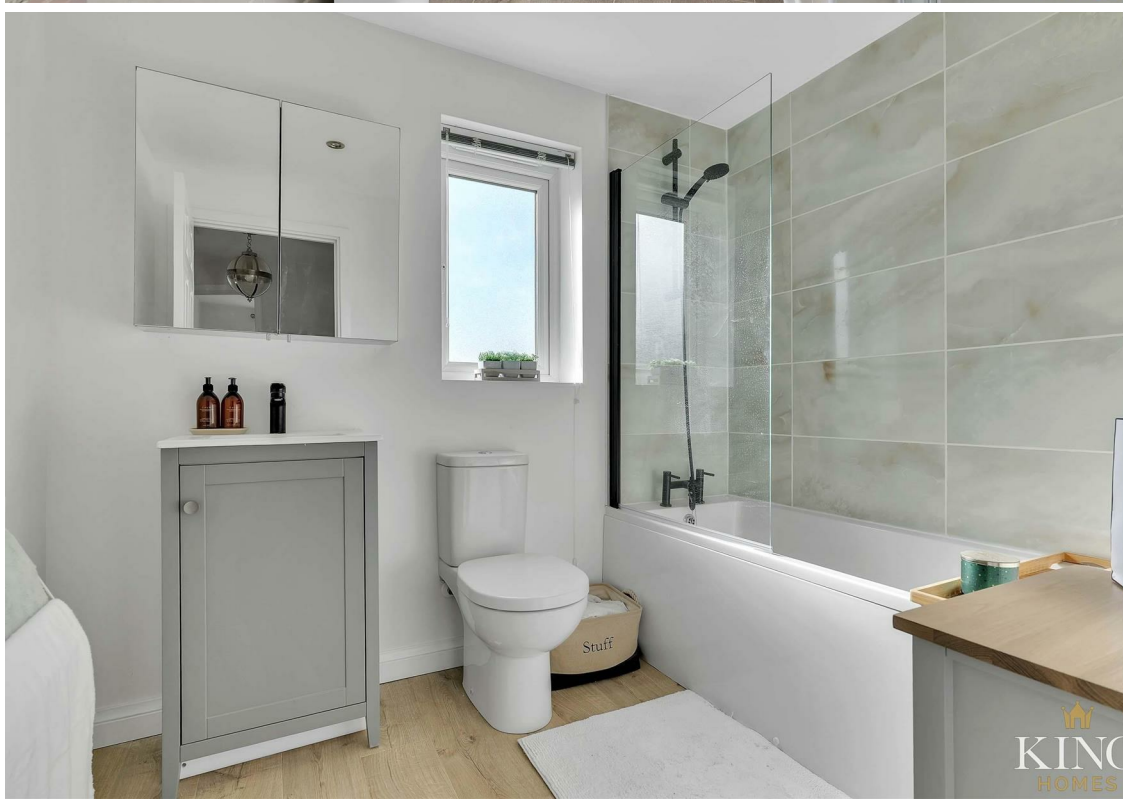
The first floor is home to four generously sized bedrooms, with an en-suite to the master bedroom, as well as a family bathroom. The property also benefits from double glazing, and gas central heating.

This property is perfect for a growing family, offering a blend of modern design, practical space, and a fantastic location. With approximately five years remaining on the NHBC warranty, it's a superb opportunity not to be missed.



Hall	
Living Room	13'3" x 10'6" (4.06m x 3.22m)
Snug / Play Room	9'10" x 10'9" (3.02m x 3.30m)
Kitchen / Diner	9'7" x 20'4" (2.93m x 6.20m)
Utility	6'2" x 4'11" (1.89m x 1.51m)
WC	
Landing	
Bedroom One	11'5" x 11'0" (3.48m x 3.36m)
En-Suite	
Bedroom Two	11'6" x 8'3" (3.53m x 2.52m)
Bedroom Three	9'10" x 9'0" (3.01m x 2.76m)
Bedroom Four	8'3" x 7'8" (2.53m x 2.35m)
Bathroom	6'4" x 8'1" (1.95m x 2.48m)
Garage	18'10" x 8'5" (5.75m x 2.57m)

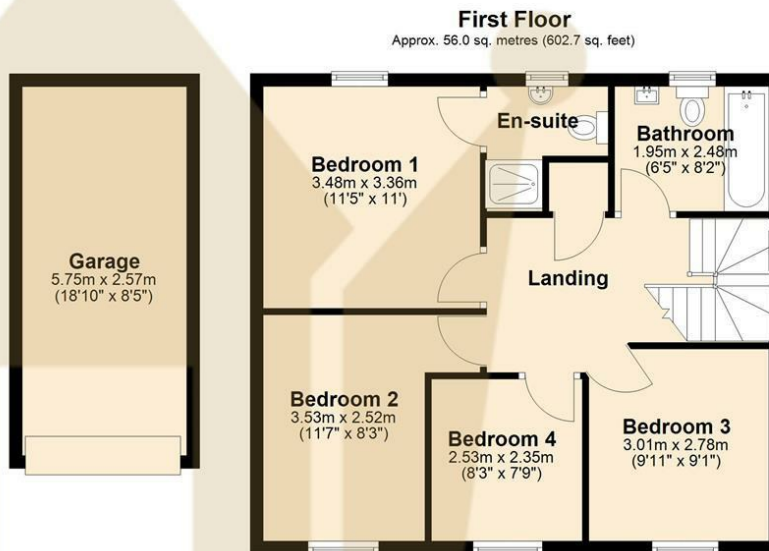
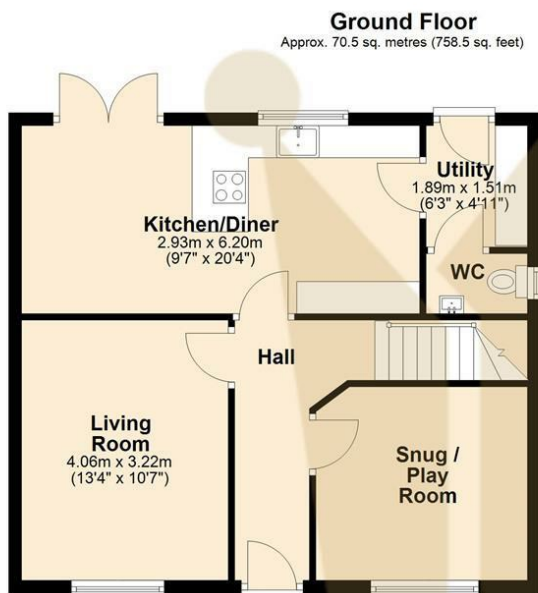




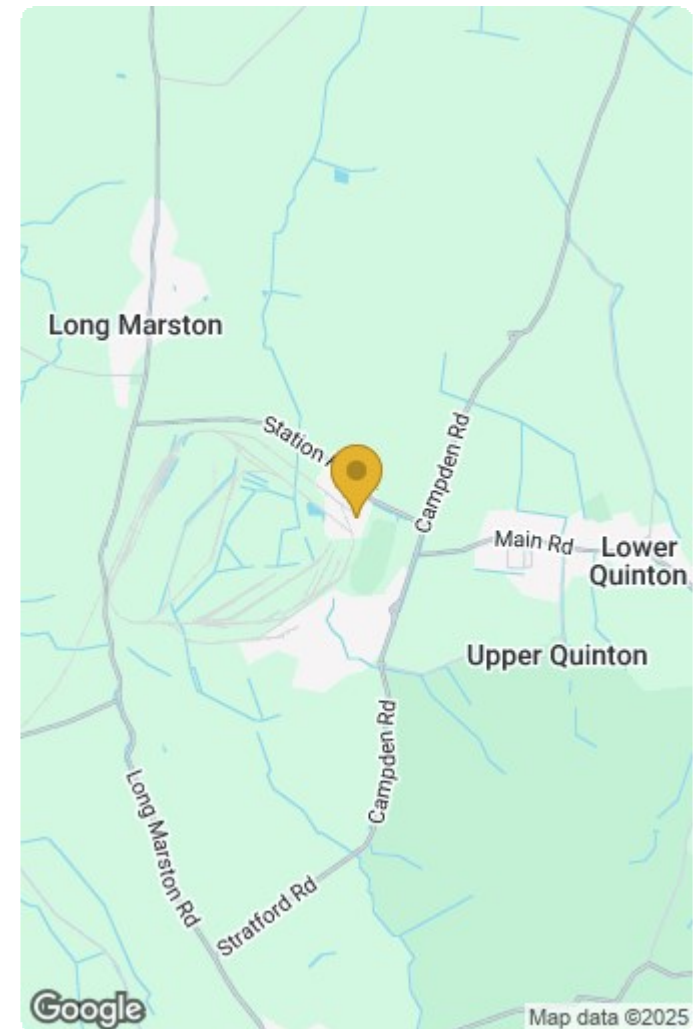








Total area: approx. 126.5 sq. metres (1361.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	