

Connells

Welfrod Park Barton Road
Welford On Avon Stratford-Upon-Avon

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Welford On Avon Stratford-Upon-Avon CV37 8EY

for sale
£175,000







Property Description

A beautifully presented two-bedroom residential park home, ideally located within the sought-after village of Welford-on-Avon. This attractive property offers well-maintained and comfortable accommodation, perfectly suited for relaxed, low-maintenance living.

Externally, the home is complemented by a generous wrap-around garden, thoughtfully landscaped with a combination of lawn, gravel and decorative planting, creating a private and inviting outdoor space. A raised decked terrace provides an ideal seating and entertaining area, while the surrounding greenery enhances the sense of tranquillity.

Set within a well-kept development, the property also benefits from off-road parking and enjoys a peaceful position, all while being conveniently close to local amenities and the nearby town of Stratford-upon-Avon.

A charming home in a desirable location, ideal for those seeking a peaceful village lifestyle.

Kitchen

A stylish and well-appointed kitchen, fitted with a contemporary range of gloss base and wall units providing ample storage. Complemented by modern work surfaces and matching upstands, the space also features an inset sink positioned beneath a window, allowing for plenty of natural light.

Integrated appliances include an electric oven with gas hob and extractor over, while under-cabinet lighting adds both practicality and ambience. Finished with attractive flooring and tiled splashbacks, the kitchen offers a clean, modern feel. A glazed door provides convenient external access, completing this bright and functional space ideal for everyday living. There is also an integrated washing machine and dishwasher and fridge, freezer.

Lounge

A spacious and beautifully presented lounge, offering a bright and comfortable living environment ideal for both relaxing and entertaining. The room is well-proportioned, with ample space for a variety of seating arrangements, and is enhanced by large windows and glazed doors that flood the space with natural light while providing direct access to the raised decked seating area.

An attractive feature fireplace creates a focal point, complemented by tasteful décor and a neutral colour scheme throughout. An archway leads through to a separate dining area, adding to the sense of flow and versatility, making this an inviting and sociable main reception room.

Dinning Room

A bright and well-proportioned dining room, providing an ideal setting for both everyday meals and formal entertaining. The space comfortably accommodates a dining table and chairs, while a large window allows for plenty of natural light, creating a pleasant and inviting atmosphere.

Tastefully decorated in neutral tones, the room benefits from an open archway leading through to the lounge, enhancing the sense of space and flow. This versatile area offers the perfect balance of functionality and style within the home.

En-Suite

A neatly presented and well-appointed en-suite shower room, fitted with a fully enclosed shower cubicle, low-level WC and a pedestal wash hand basin. The space is finished in neutral tones, creating a bright and clean feel, while a window provides natural light and ventilation.

Additional storage is available via built-in shelving units, offering practical space for toiletries and essentials. A functional and private facility, complementing the principal bedroom.

Master Bedroom

A well-proportioned and tastefully presented principal bedroom, offering a calm and comfortable retreat. The room benefits from a large window allowing for plenty of natural light, while built-in wardrobes provide practical storage without compromising on space.

Decorated in neutral tones, the bedroom offers ample room for furnishings and enjoys a bright and airy feel. The accommodation is further enhanced by a private en-suite shower room, providing convenient and modern facilities, creating a well-appointed and desirable bedroom suite.

Bedroom Two

A well-presented and comfortable second bedroom, decorated in a modern and neutral style. The room benefits from a large window allowing for plenty of natural light, creating a bright and inviting atmosphere.

Fitted wardrobes span one wall, providing excellent storage solutions while maximising floor space. The room offers ample space for bedroom furnishings and is finished with tasteful décor, making it an ideal guest bedroom, double room or flexible living space.

Bathroom

A modern and well-presented family bathroom, fitted with a panelled bath, low-level WC and a contemporary wash hand basin set within a vanity unit. The room is stylishly finished with tiled walls around the bath area and complementary wall coverings, creating a clean and cohesive look.

A window allows for natural light and ventilation, enhancing the bright and airy feel, while the overall layout offers a practical and comfortable space, ideal for everyday family use.

Garden

A beautifully maintained wrap-around garden, thoughtfully designed for low-maintenance living while offering a variety of seating and relaxation areas. The garden is predominantly laid to decorative gravel, complemented by paving stones that create defined pathways and seating spaces.

Mature shrubs, potted plants and established borders add colour and interest throughout, while timber fencing with attractive lattice tops provides both privacy and a pleasant outlook. A choice of seating areas allows for outdoor dining or quiet enjoyment throughout the day, making this a charming and versatile outdoor space well-suited to a peaceful lifestyle. The property further benefits from an attractive raised decking area, offering an inviting space for outdoor seating and enjoying the surroundings, seamlessly complementing both the parking area and the overall exterior setting.

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Parking

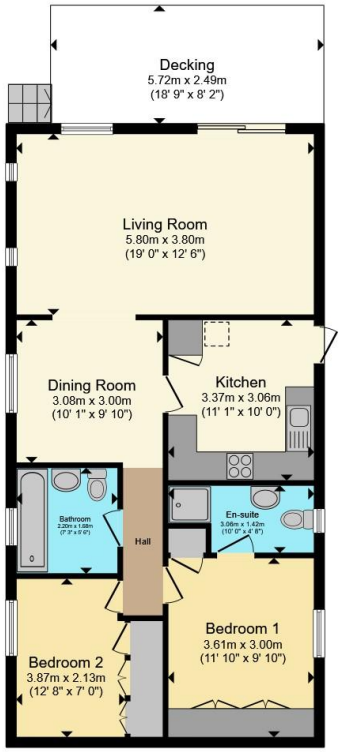
A generous and well-maintained driveway providing off-road parking for multiple vehicles, neatly set to the front of the property.

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 78.9 m² (849 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: Exempt

Council Tax Band: Deleted

Tenure:

view this property online connells.co.uk/Property/STR109106

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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