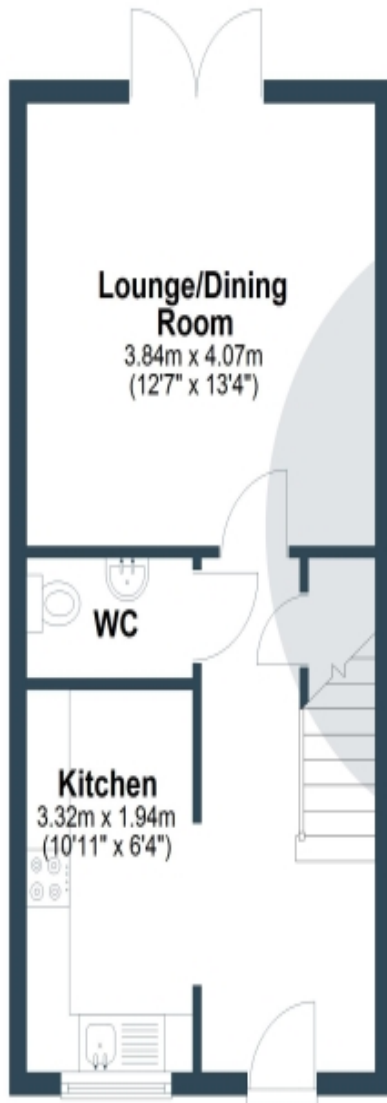






## Ground Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



**Lounge/Dining Room**  
3.84m x 4.07m  
(12'7" x 13'4")

**WC**

**Kitchen**  
3.32m x 1.94m  
(10'11" x 6'4")

## First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



**Bedroom 1**  
3.08m x 4.03m  
(10'1" x 13'3")

**Bathroom**

**Bedroom 2**  
2.95m (9'8")  
x 4.07m (13'4") max

Total area: approx. 68.3 sq. metres (734.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A modern home built by Miller Homes just three years ago, with upgrades from top to toe and a remaining 7 years of an NHBC! The current owner has lovingly cared for this beautiful home and presents it to a stylish standard throughout. Positioned on the edge of a modern estate, allowing easy access to motorway links and Stratford parkway.

Avalon Close is a quiet, no-through road, on the edge of Stratford-upon-Avon, just a mile and a half from the centre of town. Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. There are a great many quality restaurants, public houses, shops and dining pubs with excellent reputations all within a couple of miles of the house.

The decor enjoys clean lines, neutral tones, and a contemporary presentation throughout. Ideal as a first-time or investment purchase, a true turnkey home.

Set back from the road, behind a lawned garden and driveway, boasting a kerb appeal and inviting appeal.

Once you have arrived and pulled on your tandem driveway, you can be welcomed into the entrance hall. The hallway enjoys a useful cloak cupboard for all your coats and boots and allows access to the first floor.

The kitchen is accessed via an open entrance and positioned at the front of the property. The kitchen enjoys extra fitted wall, base, and dresser cupboards in a stylish, deep navy blue. Integrated is a four-ring induction hob, oven, fridge freezer, dishwasher, and washing dryer.

At the rear of the property is a sitting through dining room allowing ample space for relaxing and dining, and French doors onto the well-stocked private garden.

Upstairs are two double bedrooms running the full width of the property. The master bedroom boasts three double fitted wardrobes incorporating a hanging rail and drawers, more than enough storage. The second bedroom enjoys two windows over the front elevation and a cupboard over the bulkhead housing the boiler.

Completing the first floor is the bathroom with a low-level w.c, a wash hand basin, a shower over the bath, and complementary tiling to the walls.

Outside is as polished as the inside and enjoys planted borders, a grassed area, and a patio for a BBQ or a relaxing evening. The garden is enclosed by fencing with side-gated access to the driveway. There is also a useful extension to the garden at the side of the property, ideal for storing your bins.

Viewing is an absolute must to appreciate how special this home is!

We understand there to be an estate charge of £95 per annum. This must be verified by a solicitor.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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