

Connells

Avon Meadow Close
Stratford-Upon-Avon

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Stratford-Upon-Avon CV37 6GS

for sale fixed price
£295,000







Property Description

Positioned within a small and peaceful cul-de-sac, the property offers a quiet and relaxed setting while remaining conveniently close to local amenities.

The accommodation includes a spacious lounge featuring an attractive fireplace, providing a warm and inviting living space. There are two good-sized bedrooms and a newly fitted wet room, designed for both comfort and practicality.

Externally, the property benefits from a private rear garden, ideal for enjoying the outdoors, as well as allocated parking.

The location is particularly appealing, being within easy walking distance of the town centre, which offers a wide range of shops, restaurants, and facilities. Supermarkets, schools, and excellent transport links are all close by.

This delightful bungalow offers an excellent opportunity for those seeking comfortable, low-maintenance living in a prime and peaceful location.

Hallway

The hallway provides a bright and welcoming entrance to the property, finished in neutral tones that create a clean and inviting first impression. Soft carpeting underfoot adds warmth, while white panelled doors and crisp skirting boards enhance the light and airy feel.

The layout offers easy access to the main living areas, promoting a natural flow throughout the bungalow. A useful storage cupboard is conveniently located within the hallway, providing practical space for coats, household items, or additional storage.

Well-maintained and functional, the hallway serves as an attractive and practical introduction to the home.

Kitchen

The kitchen is a bright and functional space, offering a practical layout with good storage and natural light. Fitted with a range of wall and base units in a light finish, complemented by wood-effect worktops and matching trim, the room provides ample cupboard space. A built-in oven is integrated within the cabinetry, while there is designated space for additional appliances, allowing for flexibility in layout.

A generously sized window above the sink area floods the kitchen with natural light and offers pleasant outlooks to the front, enhancing the sense of space. Tiled splashbacks add a decorative touch while remaining easy to maintain, and the vinyl flooring provides durability for everyday use.

The kitchen would benefit from some modernisation in parts, presenting an excellent opportunity for buyers to update and personalise to their own taste and style, creating a contemporary and inviting cooking space.

Lounge

The lounge is a spacious and inviting room, offering a comfortable setting for both relaxation and entertaining. Decorated in neutral tones with soft carpeting underfoot, the space feels warm and homely while providing a blank canvas for personal styling.

A feature fireplace with decorative surround creates an attractive focal point, adding character to the room. Built-in storage and display units enhance practicality, offering useful space for both storage and showcasing personal items. Two ceiling light fittings and wall lights provide ample illumination, complementing the natural light that flows in.

Large patio doors at the rear of the room allow for plenty of daylight and provide direct access to the garden, further enhancing the sense of openness. Overall, this is a well-proportioned and versatile living space with great potential to tailor to individual tastes.

Conservatory

The conservatory is a bright and airy addition to the home, offering a pleasant space to relax while enjoying views of the garden. Surrounded by large windows and a glazed roof, the room is filled with natural light throughout the day, creating a calm and inviting atmosphere. A door provides direct access to the outside, seamlessly connecting indoor and outdoor living.

Fitted with practical flooring and a wall-mounted radiator, the space is suitable for year-round use. Vertical blinds add privacy when needed while still allowing light to filter through. While the conservatory would benefit from some cosmetic updating, it presents an excellent opportunity to create a comfortable sunroom, dining area, or additional reception space tailored to individual preferences.

Bedroom One

Bedroom one is a well-proportioned and comfortable double room, offering a bright and neutral space ready for personalisation. The room benefits from fitted wardrobes, providing ample built-in storage along with an additional matching drawer unit, helping to maximise floor space and practicality.

A large window allows plenty of natural light to fill the room while offering a pleasant outlook, enhancing the overall sense of space. Soft carpeting underfoot and neutral décor create a warm and inviting atmosphere. The room also features an electric heater for comfort and convenience.

Overall, this is a good-sized bedroom with excellent storage and scope for modernisation, making it ideal as a main bedroom or guest room.

Bedroom Two

Bedroom two is a bright and versatile room, ideal for use as a guest bedroom, home office, or hobby space. The room features neutral décor and soft carpeting, creating a comfortable and ready-to-use environment.

A window allows for a good level of natural light, enhancing the sense of space, while an electric heater provides practical warmth. The layout offers flexibility for a range of furniture arrangements, making it easy to adapt to individual needs.

Though modest in size, the room presents a great opportunity to personalise and modernise, making it a functional and adaptable addition to the home.

Wet Room

The wet room is a well-designed and practical space, featuring a modern, easy-access layout. Fully tiled throughout, the room is both functional and easy to maintain. It includes a walk-in shower area with an electric shower, complemented by support rails and a fold-down shower screen, making it particularly suitable for accessibility needs.

A low-level WC and wall-mounted wash hand

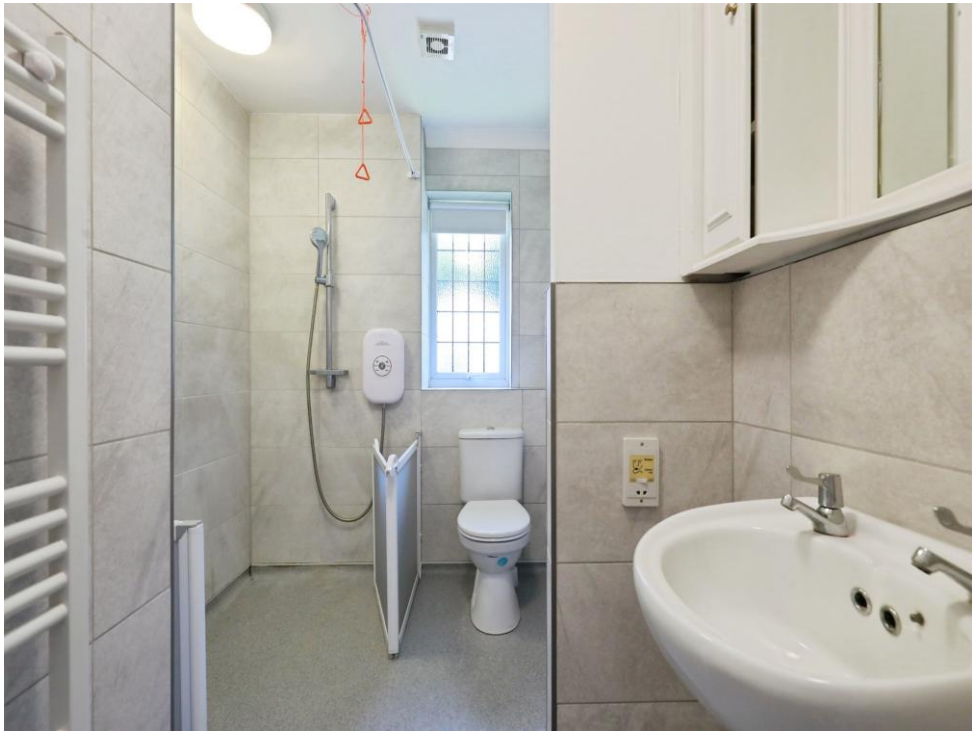






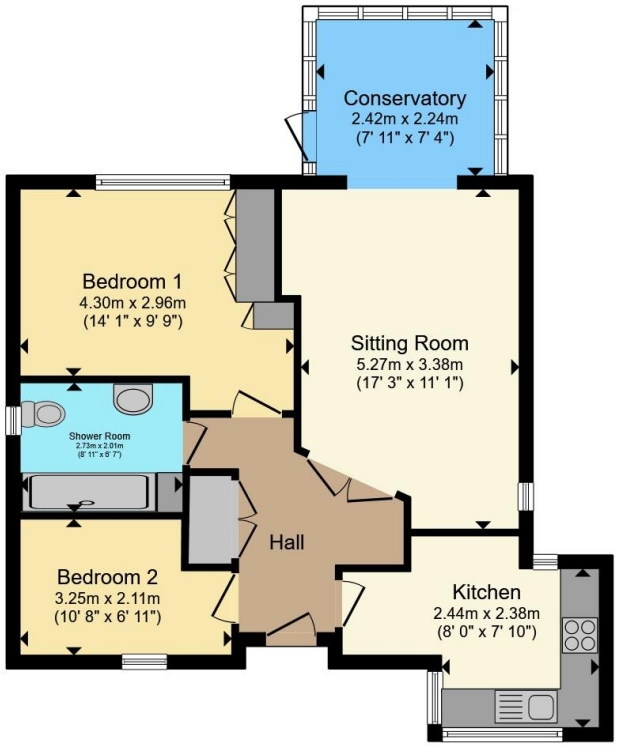












Total floor area 66.8 m² (719 sq.ft.) approx

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EPC Rating: Awaited

Council Tax Band: D

Tenure: Freehold

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