



Connells

Regan Avenue
Meon Vale Stratford-Upon-Avon

Regan Avenue Meon Vale Stratford-Upon-Avon CV37 8YX

for sale offers over
£285,000



Property Description

Nestled within the highly sought-after Meon Vale development, this stylish semi-detached property offers convenient access to Stratford-upon-Avon, the picturesque North Cotswolds, and an array of local leisure facilities and amenities that make this community so desirable.

Set behind a well-presented front garden and benefiting from driveway parking to the side, this home is light-filled and welcoming throughout, creating a bright and inviting atmosphere.

Hallway

Step into a bright and inviting hallway that sets the tone for the home. Featuring a staircase leading to the first floor, this space offers easy access into the lounge, creating a natural flow throughout the ground floor.

Lounge

Spacious Dual-Aspect Lounge

A beautifully light and airy living space, enhanced by its dual-aspect design. The lounge also offers convenient access into the kitchen/diner, making it perfect for both relaxing and entertaining.

Kitchen/Diner

This stylish kitchen is designed for both functionality and comfort, featuring an electric oven with gas hob and a built-in extractor fan. Sleek laminate work surfaces complement the durable laminate flooring, while a stainless steel sink and drainer with mixer tap add a contemporary touch. There's ample space for a fridge freezer, and French doors open directly onto the garden, creating a bright and inviting space ideal for dining and entertaining. Access to utility room.

Utility Room

Practical Utility Room

A highly functional space designed to make everyday tasks easier, featuring a washing machine and tumble dryer for added convenience. Laminate worktops provide a durable surface for laundry tasks.

Cloakroom

WC and a wash hand basin. Perfect for guests and everyday use, this space combines functionality with ease of access.

Master Bedroom

Featuring built-in wardrobes for ample storage and an en-suite shower room for added privacy and convenience. A large double-glazed window floods the room with natural light, while an airing cupboard provides practical functionality.



Bedroom Two

A well-proportioned double bedroom offering comfort and versatility. Ideal as a guest room, child's bedroom, or home office, this space provides plenty of room for furnishings and enjoys a bright.

Bedroom Three

A bright and cosy single bedroom, perfect for a child's room, nursery, or home office.

Ensuite

Shower, wash hand basin, WC.

Bathroom

A well-appointed space featuring a relaxing bath, wash hand basin, and WC. Part-tiled walls add a stylish and practical finish.

Loft

The loft has been partly boarded for added storage and convenience.

Garden

Sunny South-Facing Garden.

Enjoy a beautifully landscaped outdoor space featuring a generous patio area, perfect for dining and entertaining, alongside a well-maintained lawn ideal for relaxation. The garden benefits from gated side access leading directly to the tandem driveway, offering both convenience and privacy.

Parking

Tandem driveway providing parking for two cars.

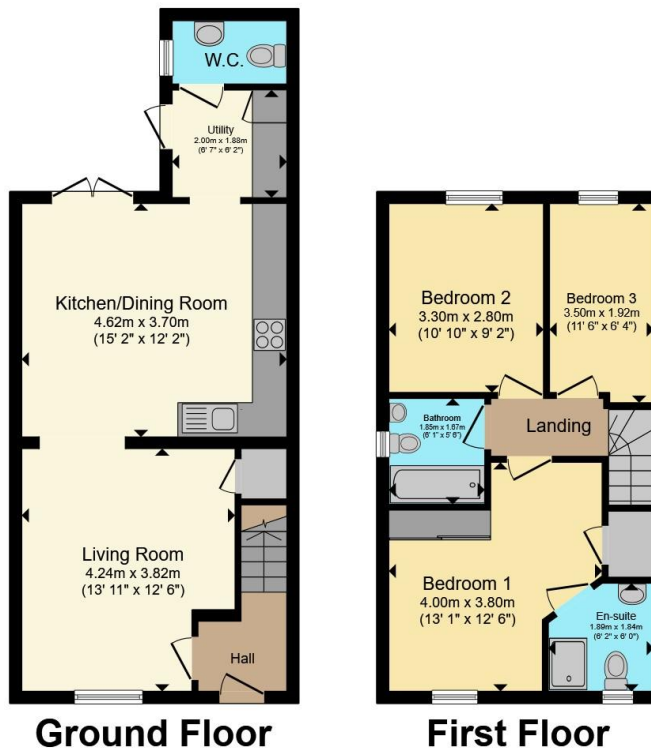
Buyers Aml Fee

Please note that the AML fee covers 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 85.0 m² (915 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

Connells

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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STR109022



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