



3 Bed Semi-Detached | Regan Avenue, Meon Vale | £310,000

## Description

A beautiful 3-bedroom semi-detached home, built by St. Modwen Homes to the Houghton design in 2021. Located in the vibrant Meon Vale area, this property offers a host of conveniences such as a local shop, primary school, greenway walks, and a leisure centre. Plus, its strategic location ensures quick access to Stratford upon Avon, just a few minutes' drive away.

This stunning property has undergone a series of premium upgrades, elevating its allure with quality flooring, a modernized kitchen, upgraded bathrooms, and tasteful light fittings along with curtains/blinds throughout.

The open-plan lounge/kitchen diner is the heart of this home, offering a highly sociable environment. With integrated appliances and French doors opening to the rear garden, it's perfect for entertaining. Additionally, there's a convenient utility room with direct garden access and a downstairs cloakroom.

Upstairs unveils three well-appointed bedrooms. Bedroom 1 is a luxurious retreat featuring full-height windows, built-in wardrobes, and an ensuite offering a walk-in shower, WC, and basin. Bedroom 2, a spacious double, overlooks the rear, while Bedroom 3, a single bedroom or home office, also enjoys a peaceful rear view. The family bathroom is equipped with a bath featuring a shower over it, along with a WC and basin.

Stepping into the rear garden, you're greeted by a neatly lawned space complemented by a patio area, and a gate providing access to the driveway at the front which accommodates 2 cars



- Built in 2021 by St. Modwen Homes
- Immaculately Presented
- Upgraded Flooring
- Upgraded Kitchen and Bathrooms
- Curtains/Blinds/Light Fittings Included
- Generous Rear Garden
- Driveway for 2 Cars
- Stylish Decor
- Pleasant Location

comfortably.

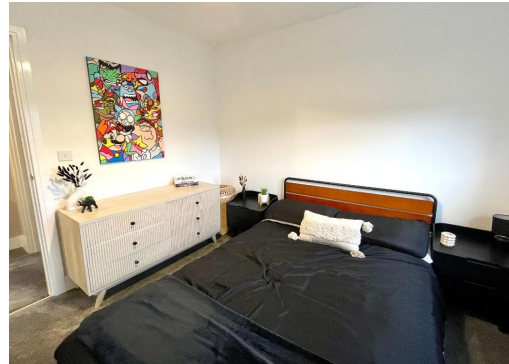
### Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts.

Council Tax Band C with Stratford on Avon District Council



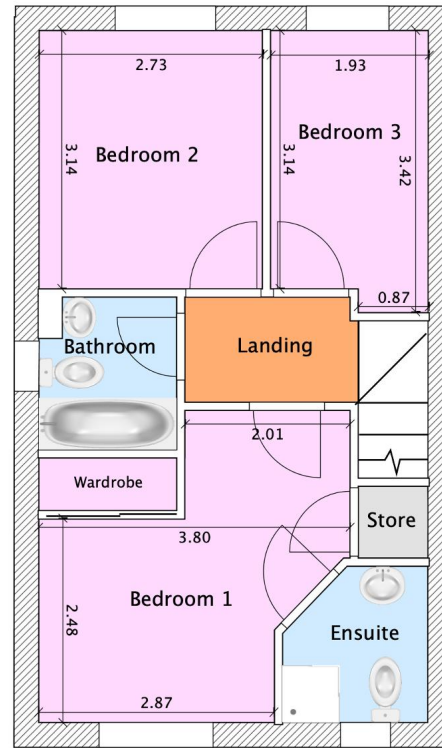
**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CONTACT US

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