



Ravelin Close, Stratford-Upon-Avon, CV37 8WN

£199,995

**KING**  
HOMES

King Homes are delighted to offer for sale this stunning, recently constructed two bedroom semi-detached family home, in an enviable position within a desirable development, known as Meon Vale. built by highly renowned builders, Persimmon Homes. After removal of your shoes, you will be greeted by the beautiful Amtico flooring as you enter this modern and exceptionally maintained home, which is also in the lounge and kitchen, adding extra convenience to family life.

The property briefly comprises, kitchen, lounge, cloakroom, two double bedrooms and bathroom on the first floor. There is a driveway to the side of the property that provides parking for up to two cars. At the rear of the property there is a maintainable garden with lawn.

Surrounded by quaint English villages such as Long Marston and Welford-upon- Avon, the property is located in the popular and modern, Meon Vale, only six miles away from the famous historical town of Stratford-upon-Avon and has good links to the M40. The area is also home to the new multi-million pound leisure centre and hotel and country club. There are also an array of GOOD Ofsted rated schools within driving distance.

The property would be suitable for a couple, small family, those looking to downsize or an investor wanting a hassle free home that benefits from a lengthy indemnity, being only four years old, with the remainder of the NHBC warranty.



## Approach

A nicely landscaped, front lawn with part- brick dwarf wall frontage and a paved walkway that leads to the front door of this lovely 2 bedroom semi-detached and recently built family home.

## Entrance Hallway

A UPVC double glazed entrance doorway leads through to the spacious entrance hallway. With upgraded Amtico flooring and a wall mounted radiator, ceiling light, radiator, stairway leading up to the first floor and doors leading off to the downstairs accommodation.

## Kitchen

9'10 x 6'3 (3.00m x 1.91m)

A stylish and modern kitchen having a range of matching wall and base units and laminate work surfaces, incorporating a one and a half bowl sink with drainer and mixer tap. There is a UPVC double glazed window to front elevation, Integrated four ring electric induction hob with stainless extractor fan hood, a boiler system enclosed by a matching wall unit and space and plumbing for washing machine. Space for upright fridge freezer. Wall hung radiator and ceiling spotlights.

## Lounge/ Diner

14'5 x 12'11 (4.39m x 3.94m)

A beautifully appointed, well proportioned, spacious sitting room with upgraded Amtico flooring, which features large UPVC double glazed French doors to the rear elevation which opens to the rear garden.

Under-stairs storage facility, two wall hung radiators, ceiling light, telephone point and t.v point



## Downstairs W.C

With W.C, pedestal wash hand basin, tiled splash back, linoleum flooring, wall hung radiator and obscure double glazed window to front elevation.

## First Floor Landing

Grey carpeted stairs lead off the hallway to the first floor landing, with a wall hung radiator and ceiling light.

## Master Bedroom

12'11 x 8'11 (3.94m x 2.72m)

A well proportioned, carpeted master bedroom with a double glazed window to the rear elevation, overlooking the gardens, with a wall hung radiator, ceiling light and loft hatch.

## Bedroom Two

12'11 x 8'4 (3.94m x 2.54m)

Carpeted with a double glazed window to the front elevation with a wall mounted radiator, ceiling light and built in storage cupboard.

## Bathroom

Features a matching suite and comprising of a panelled bath with chrome shower attachment over, low-level W.C and pedestal wash hand basin. With an obscure double glazed window to side elevation, chrome effect heated towel rail, vinyl flooring and having part tiled walls, extractor fan and ceiling spotlights.

## Outside

To the front right aspect of the home is a tarmacadamed driveway which gives comfortable off-road parking for two vehicles, side gate, and small frontage with lawn patio and brick built dwarf wall.

## Rear Garden

A gated side- access leads to the rear garden which is south facing and is mainly laid to lawn.



## Charges

We have been advised that there is an estate charge of approximately £175 per annum which covers maintenance of the public areas around Meon Vale. We have not seen evidence and this should be confirmed with a solicitor before exchange of contracts.

## Viewings

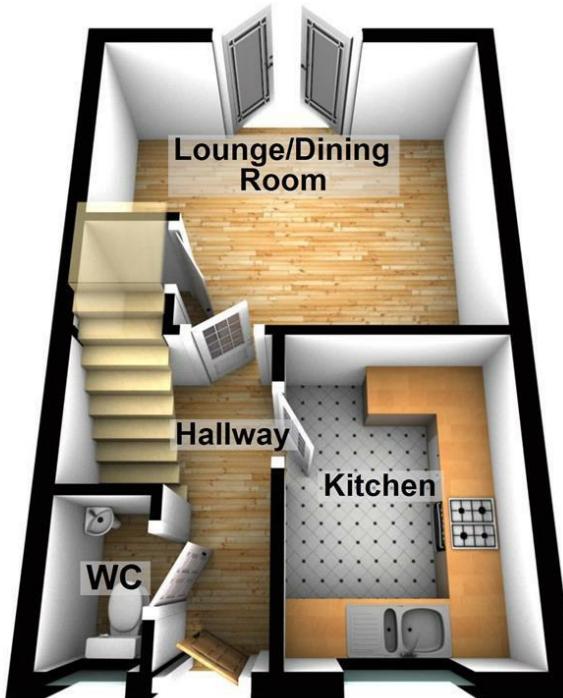
Viewings are by appointment only.

Please call King Homes on 01527 908694 or 01789 608111

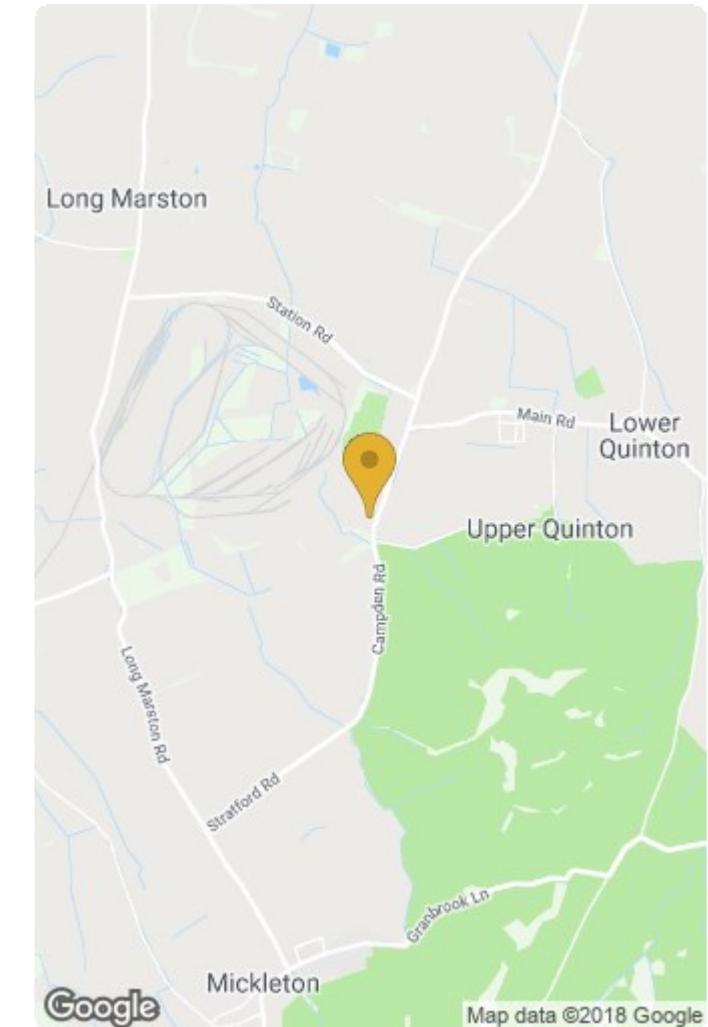




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	99	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	