

Peter Clarke



43 Norgren Crescent, Shipston-on-Stour, CV36 4BF



- Semi-Detached Cala Home Built in 2019 to a High Specification
- NHBC Warranty
- Kitchen/Dining/Family Room with Integrated Appliances
- Sitting Room with Feature Fireplace
- Ground Floor Cloakroom, Bathroom to First Floor & En-Suite Shower Room
- Three Bedrooms, Two Having Built In Wardrobes
- Garage & Off Road Parking
- Private Rear Garden



£365,000

A well presented three bedroom semi- detached property built in 2019 by Cala Homes. The accommodation briefly comprises of entrance hall, sitting room, kitchen/dining/family room and cloakroom to the ground floor. To the first floor there is a bedroom with en-suite shower room, two further bedrooms and a bathroom. Outside there is a private rear garden, garage and off road parking. This property also benefits from a stair lift which could be removed prior to completion if desired.

#### ACCOMMODATION

The good sized entrance hall has a storage cupboard, under stairs cupboard, cloakroom and stairs leading to the first floor with the added benefit of a stair lift. The sitting room has a feature fireplace with living flame effect electric fire . The kitchen/dining/family room has French doors leading to the rear garden. The kitchen has a range of base, wall and drawer units with work surfaces over. Integrated appliances include dishwasher, washer dryer, fridge/freezer, double eye level oven and gas hob. The first floor landing has an airing cupboard and access to the roof space. The main bedroom has built in wardrobes and an en-suite shower room. There are two further bedrooms, one of which has built in wardrobes and a bathroom. To the rear of the property there is a private landscaped rear garden. A gate gives access to the driveway and garage which has light, power and an up and over door with pedestrian access to the rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating. There is an annual service charge levied for the upkeep of communal areas of approximately £315

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band C.

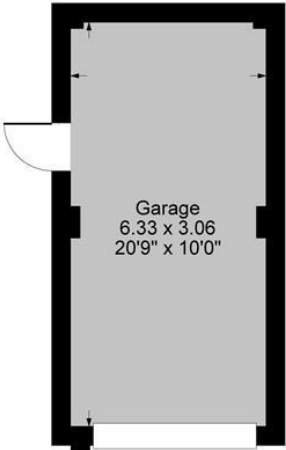
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING B:** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

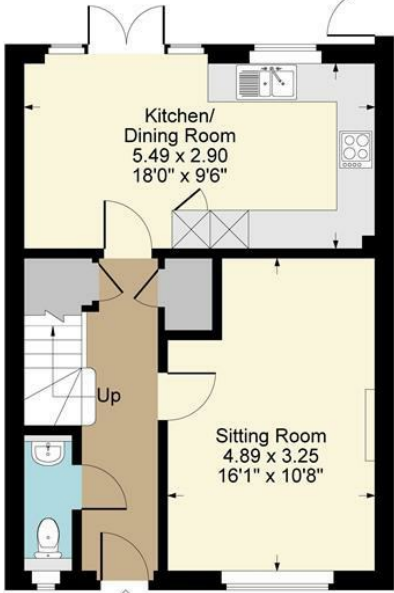
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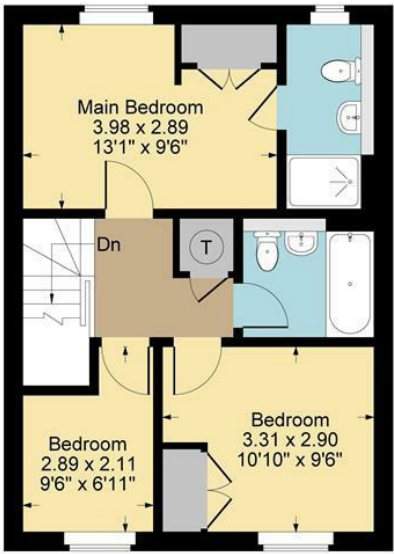
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Approximate Gross Internal Area  
Ground Floor = 43.72 sq m / 471 sq ft  
First Floor = 43.72 sq m / 471 sq ft  
Garage = 19.37 sq m / 208 sq ft  
Total Area = 106.81 sq m / 1150 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

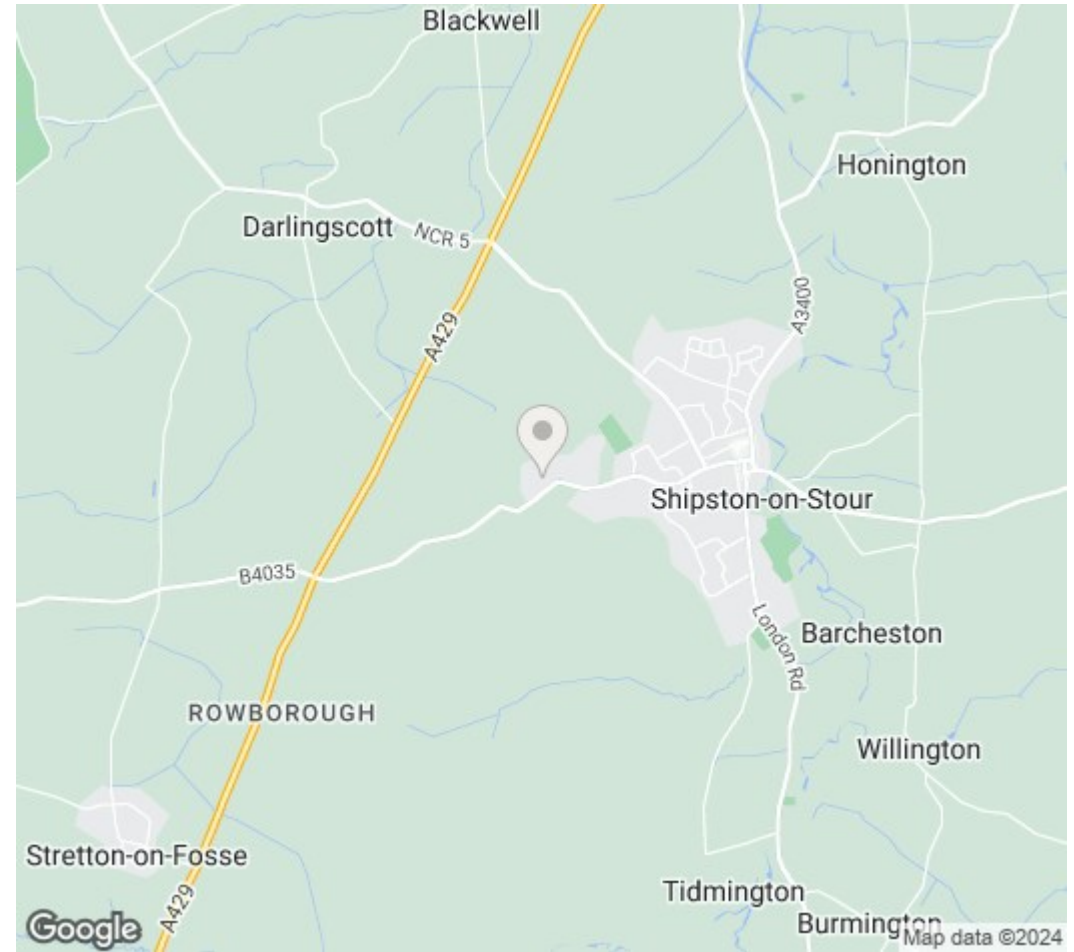


Ground Floor



First Floor





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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