



Wilkins Close, Shipston-On-Stour, CV36 4GH

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 20th APRIL \*\*\* A DOG NOW CONSIDERED! An extremely well presented 4 bedroom, detached family home, situated just off the London Road, in an exclusive development of 6 properties. This home is less than 5 years old and was finished to a high standard by a small developer. The approach is through a gated entrance with a sweeping driveway lined by mature trees. There is a car port and driveway which would accommodate 4 cars off street. The front entrance leads into a generous and welcoming hall with a WC off, the utility room which also leads out to the rear. The spacious, family kitchen boasts a beautiful grey shaker style kitchen with integrated appliances and quartz worktops which wrap around the space to create a breakfast bar. This space benefits from triple aspect windows allowing natural light to flood in. The living room enjoys French doors which lead out onto the rear garden which has a paved area and lawn. Moving upstairs there are three double bedrooms each with fitted wardrobes, 2 of which have en-suite shower rooms. There is a fourth room which would make an ideal study. The main bathroom has a bath and separate shower cubicle. Council Tax Band F. Energy Rating B. A small dog considered.





# Key Features

- \*\*\* AVAILABLE 20th APRIL \*\*\*
- Shipston on Stour
- 4 Bedroom
- Detached Home
- Unfurnished
- Garden
- Car port & Driveway
- Council Tax Band F
- Energy Rating B
- A dog considered



Approximate Gross Internal Area = 149.8 sq m / 1612 sq ft  
Garage = 29.7 sq m / 320 sq ft  
Total = 179.5 sq m / 1932 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
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**£2,000 PCM**