

HARWOOD

THE ESTATE AGENT

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20 Gainsborough Way, Shawbirch TF5 0PS



£ 3 7 5, 0 0 0 region

This spacious and well-presented four-bedroom detached family home is vacant and ready for its new owners.

Situated in a sought-after residential area, the property benefits from excellent access to local schools and convenient links to the national road network. Upon entering, you are welcomed by a centrally located entrance hallway, which includes a guest cloakroom.

The generously sized lounge features double doors that open into a formal dining room, seamlessly flowing into a bright and airy conservatory—an ideal space for relaxation or entertaining. The well-proportioned kitchen/breakfast room overlooks the rear garden, offering ample storage and workspace for family meal preparation. Upstairs, the first floor hosts four bedrooms. The main bedroom is complemented by fitted wardrobes and a private ensuite shower room, while the remaining bedrooms share a modern family bathroom. Externally, the property boasts a driveway providing ample off-road parking, along with a single integral garage for additional storage or vehicle use. The enclosed south-west-facing rear garden enjoys plenty of natural sunlight and features a patio area perfect for outdoor dining or entertaining, as well as a lawn bordered by mature shrubs, adding a touch of greenery and privacy.

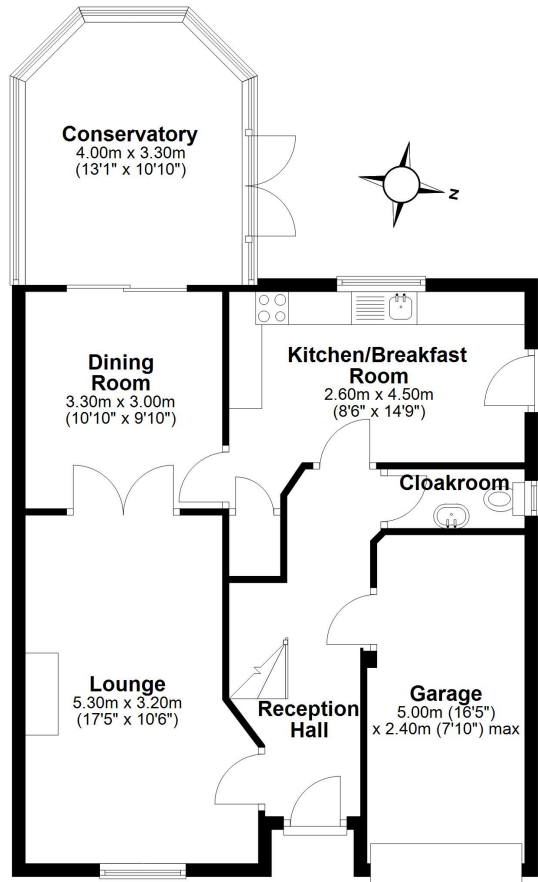
This fantastic family home is an excellent opportunity for those looking for a spacious property in a well-connected and desirable location.



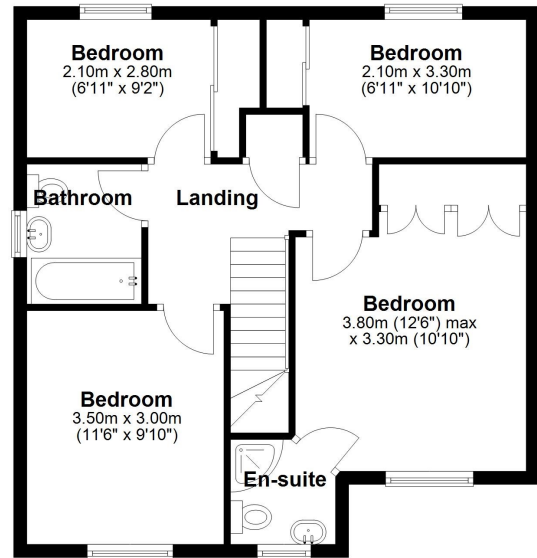




Ground Floor
Approx. 76.7 sq. metres (825.1 sq. feet)



First Floor
Approx. 57.6 sq. metres (619.5 sq. feet)



Total area: approx. 134.2 sq. metres (1444.7 sq. feet)
20 Gainsborough Way

Tenure Freehold **Council tax** Band D

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 24th March 2025