

The Driftway, Shipston-On-Stour

Offers Over **£280,000**

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

The Driftway

Shipston-On-Stour

A beautifully presented and thoughtfully extended two bedroom end of terrace property, ideally situated within walking distance to the fantastic local am amenities of Shipston-On-Stour. Stylishly improved throughout by the current owners, the property offers contemporary open-plan living alongside a warm and welcoming feel, making it an ideal first home, downsize or investment purchase.

The current owners have undertaken a programme of improvements including redecorating and refreshing every room, a full rear garden renovation and complete redesign of the frontage and driveway, creating an attractive approach with excellent off-road parking

The accommodation comprises an entrance hall with useful storage cupboard leading into an impressive open-plan kitchen/dining room. The recently renovated kitchen is fitted with a range of modern units with work surfaces over and integrated appliances including an electric oven, hob and extractor hood. There is ample space for dining and entertaining, whilst the extended sitting room provides an excellent living area featuring a recently installed log burner and large bi-fold doors opening directly onto the recently landscaped South facing rear garden, flooding the space with natural light.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes and additional storage. The second bedroom is a double in size and is currently being utilized as a spare/music room. Completing the accommodation is a recently renovated and stylish bathroom fitted with a large walk-in shower, wash hand basin and WC.

Council Tax band: C

Tenure: Freehold









The Driftway

Shipston-On-Stour

Outside, the rear, South facing garden enjoys a good degree of privacy and has been beautifully landscaped to include a paved patio seating area, mature planting and established borders, ideal for outdoor entertaining and relaxing. Side access leads to the front of the property where there is private off-road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Walking Distance to Shipston Local Amenities
- Off-Street Parking
- Landscaped South Facing Rear Garden
- Improved and Refreshed Throughout by Current Owners
- Two Double Bedrooms
- Sitting Room with Log Burner and Bi-Folding Doors
- Extended Accommodation
- Modern Bathroom with Walk-In Shower
- Renovated Off-Street Parking and Front Garden
- Beautifully Presented End Of Terraced Home






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BEER



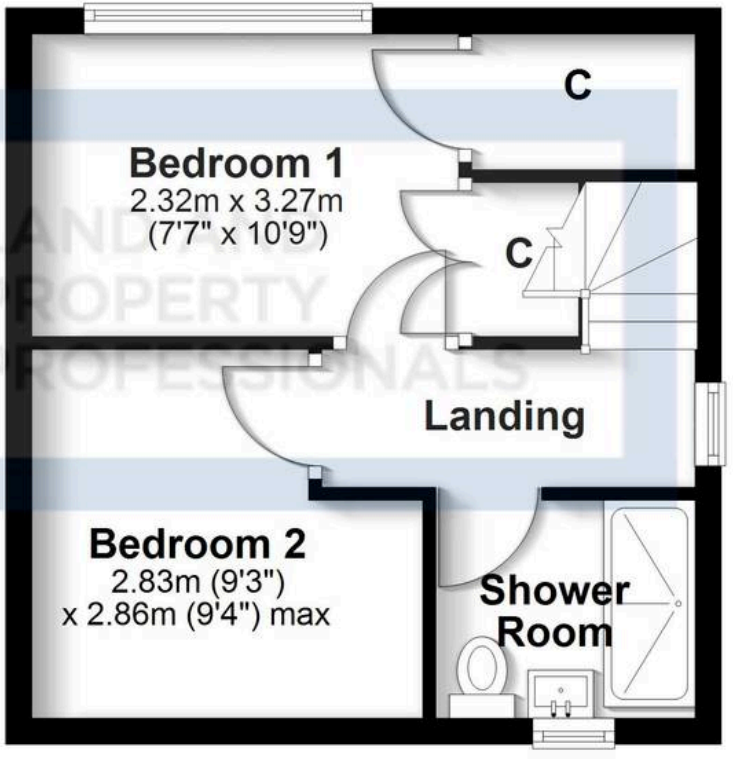
Ground Floor

Approx. 37.1 sq. metres (398.8 sq. feet)



First Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



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Total area: approx. 63.5 sq. metres (683.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.