

4 Bedroom Detached for Sale - £500,000

Strickland Drive, Shackleton Village, Stratford upon Avon, Warwickshire, CV37 5AS



KEY FEATURES

- 4 Bedrooms • 2 Bathrooms • Garage • Driveway • Rear Kitchen/Diner • South-Facing Rear Garden • Study

Description

A spacious and well-maintained four-bedroom detached home in Shackleton Village, with a large open-plan kitchen/dining room, separate sitting room, study and four good-sized bedrooms. The house has a practical layout with plenty of flexibility, together with a garage and driveway parking.

The front door opens into a central hallway with stairs to the first floor and useful fitted storage beneath. To the left is the sitting room, a generous space with two windows overlooking the front of the property. On the opposite side of the hallway is a separate study.

Across the rear of the house is the kitchen/dining/family room, which is a particularly good size. The kitchen has a range of Shaker-style units with plenty of cupboard and worktop space, a breakfast bar with seating for two and integrated appliances. There is ample room for a large dining table, and bi-fold doors open directly onto the rear garden.

Also on the ground floor is a combined utility room and WC, with fitted cupboards, worktop space and room for laundry appliances. This is a particularly useful addition, keeping the washing machine and tumble dryer separate from the main kitchen.

Upstairs are four bedrooms, three of which are comfortable doubles. The principal bedroom is a generous size, with two windows to the front, a built-in wardrobe and an en-suite shower room. Bedroom two is also at the front, while bedrooms three and four overlook the rear garden.

The family bathroom has a bath with shower over, wash hand basin and WC, and there is an additional airing cupboard on the landing.

Outside, the rear garden is mainly laid to lawn, with paved seating areas and a raised planting bed along one boundary. It is enclosed by timber fencing, with space for both outdoor dining and garden furniture.

The property also benefits from driveway parking and a detached garage, providing useful additional storage space.

Shackleton Village is situated on the outskirts of Stratford-upon-Avon, with easy access to the town's shops, supermarkets, schools and leisure facilities. One of the attractions of the location is its proximity to The Greenway, a popular traffic-free walking and cycling route following a former railway line through the Warwickshire countryside. It provides a lovely opportunity to enjoy the outdoors, whether walking, running or cycling, with a route towards Stratford-upon-Avon and out towards Long Marston.

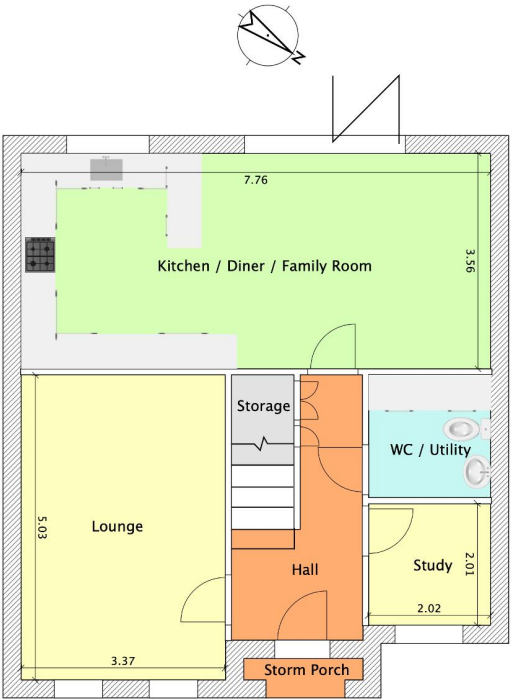
Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band F with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.



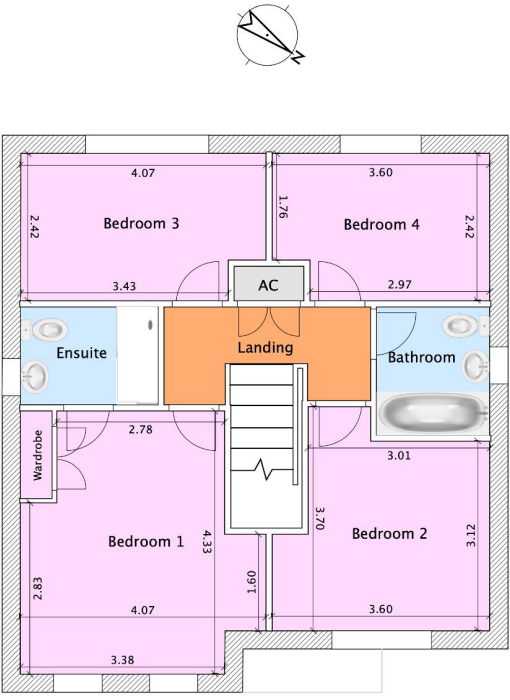






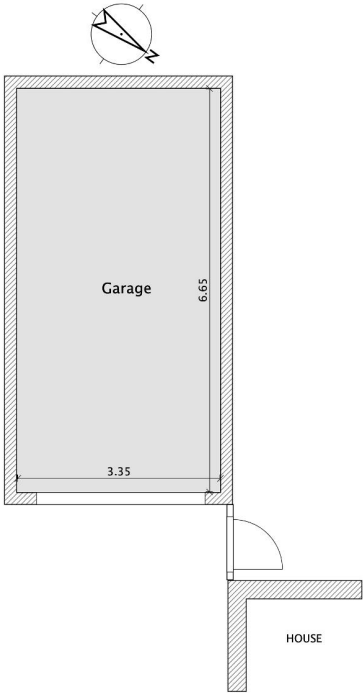
Indicative Floor Plan for illustration purposes only
Approximate Gross Internal Floor Area 1350 ft² / 125 m² (excl Garage)

GROUND FLOOR



Indicative Floor Plan for illustration purposes only

FIRST FLOOR



Indicative Floor Plan for illustration purposes only

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		