



## The Driftway, Shipston-On-Stour

Offers Over **£290,000**

**SHELDON  
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LAND AND  
PROPERTY  
PROFESSIONALS

## 17 The Driftway

Shipston-On-Stour, Shipston-On-Stour

A beautifully presented and thoughtfully extended two bedroom end of terrace property, ideally situated within walking distance to the fantastic local 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, downgrade 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. 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

The market town of Shipston on Stour, located in South Warwickshire, is an excellent choice for those who want to have easy access to a variety of amenities. The town has a rich history as an important sheep market town and is also known as 'Sheep-wash-Town'. It has flourished over the years as a thriving working town and boasts a range of facilities, including a number of independent shops, pubs, restaurants, and community-led services. The town has a primary and a secondary school, a medical centre, two dentists, a town hall, a scout hut, and many other amenities, including a variety of sports clubs.

#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

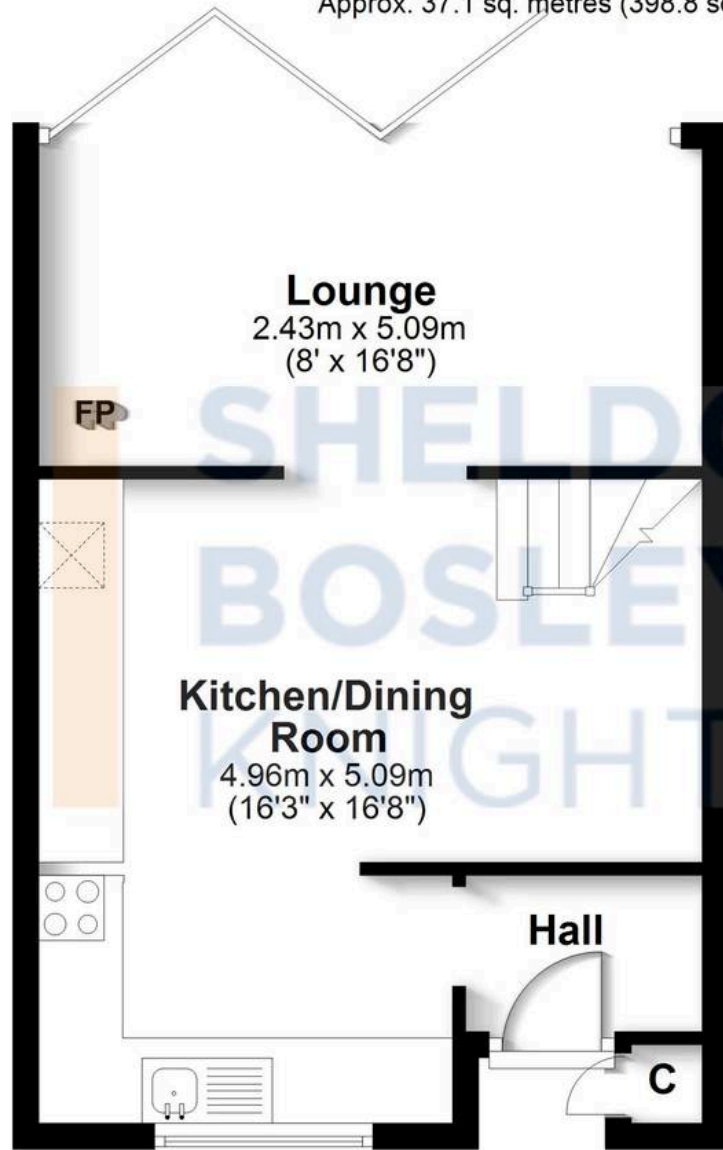
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



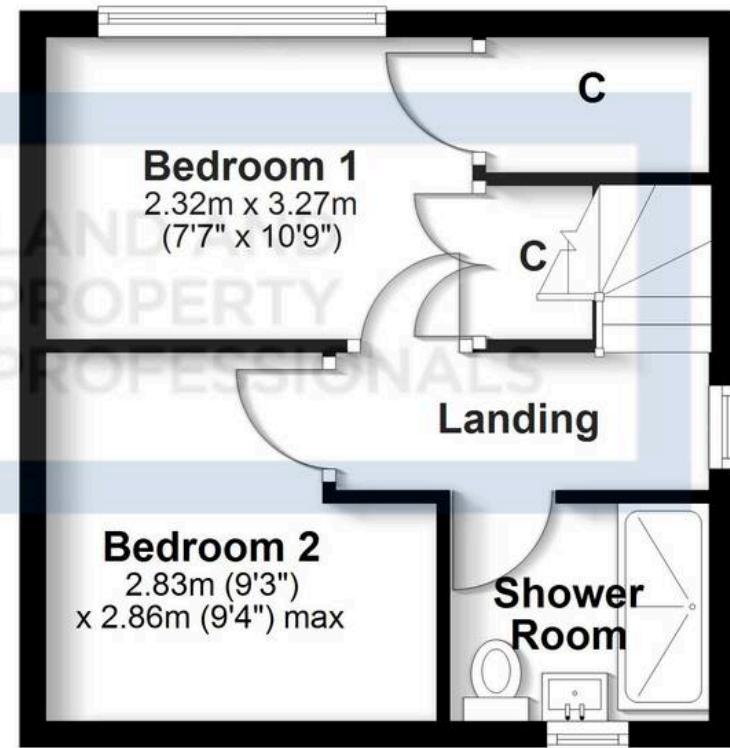
## Ground Floor

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



## First Floor

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



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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