



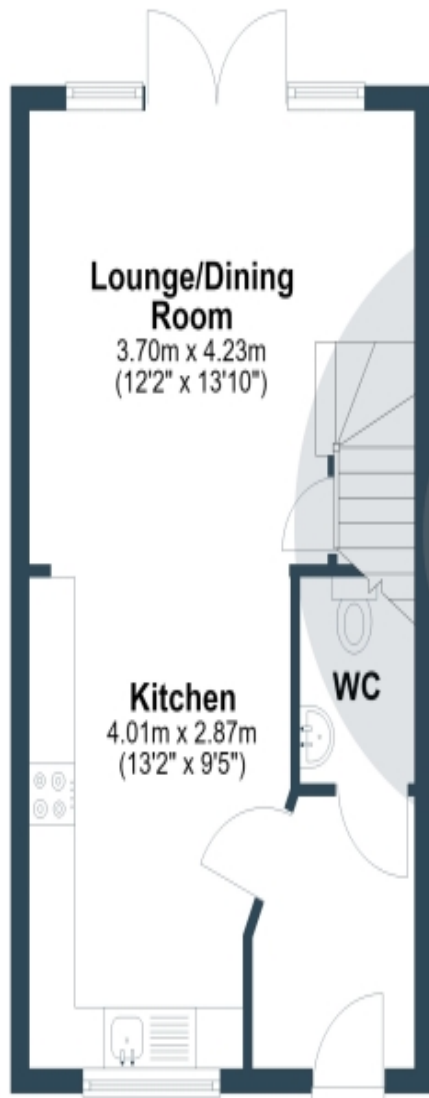
**Strickland Drive, Shackleton Village, Stratford-Upon-Avon,
CV37 5AS**

Offers In Excess Of £280,000



Ground Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 66.3 sq. metres (713.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A stunning, recently built home constructed by Bovis, to a high standard throughout. What do we love about this true turnkey home?

Is it the larger-than-average garden? Is it the open-plan entertaining space? Is it the contemporary decor? Yes to all!

This is a perfect first-time buyer's home positioned behind a discreet private driveway.

Nestled on the highly regarded and sought-after Shackleton Village, a sought-after development known for its peaceful community atmosphere while remaining well connected. With links to the greenway providing a cycle path all the way into Stratford.

The historic town of Stratford-upon-Avon, famed for its Shakespearean heritage, charming streets, and vibrant cultural offering, is just a short drive away. In addition, the rolling landscapes and quintessential villages of the Cotswolds provide endless opportunities for leisure and weekend escapes.

Number 22 is a beautiful home that any new owner would be lucky to inherit; you must come and view to appreciate how special this modern home is.

Let's show you around the welcoming accommodation. Once through the front door, you enter into the hallway with access to the cloakroom/W.C. Through to the dual aspect open plan living accommodation that offers a great space for relaxing, dining and cooking. Never fear, you will always be around your family and guests, whilst creating dinner.

The kitchen offers a range of stylish wall and base units with integrated gas hob, oven, dishwasher, fridge freezer and washing machine. The kitchen space is located at the front of the property, naturally leading to a dining space and then a relaxing area opening via French doors to the garden.

Upstairs are two double bedrooms that run the full width of the property at the front and rear aspects. The master bedroom boasts built-in wardrobes and a further cupboard over the bulkhead of the stairs. The bathroom offers a white suite allowing a low level w.c, wash hand basin and bath with shower over. Complementary tiling to the walls and floor.

Outside is a feature that is not to be missed and complements the inside perfectly. The landscaped garden is laid to lawn with a decked seating area. This is a larger than average garden with not one but two dining and relaxing areas. A patio area leading directly from the accommodation and a further decked seating area ideal for alfresco dining and enjoying the sunshine. The garden is enclosed by fencing with side gated access to the driveway allowing parking for two cars.

Viewing is highly recommended to appreciate the idyllic position, presentation and unique layout.

General Information—Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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