



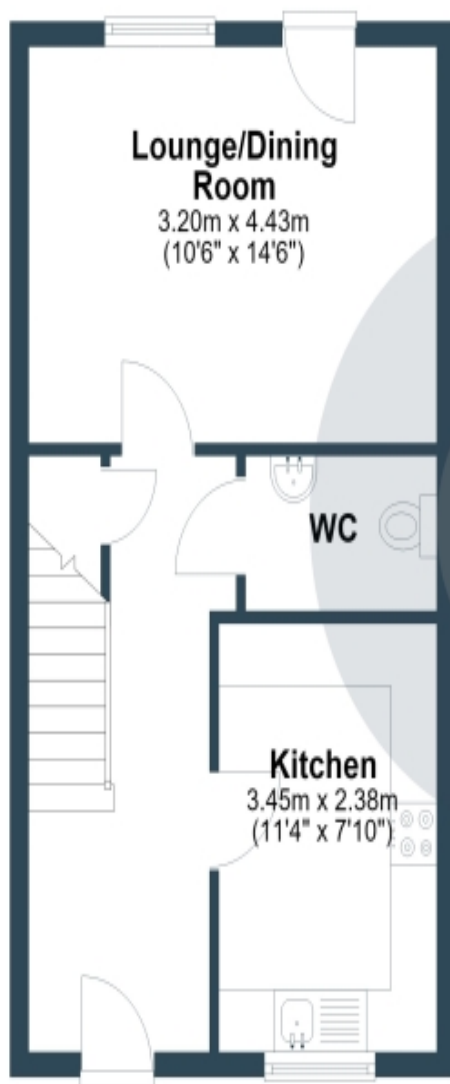
**Archer Close Shackleton Village, Shackleton Village,
Stratford-upon-Avon, CV37 5AT**

Fixed Price £280,000



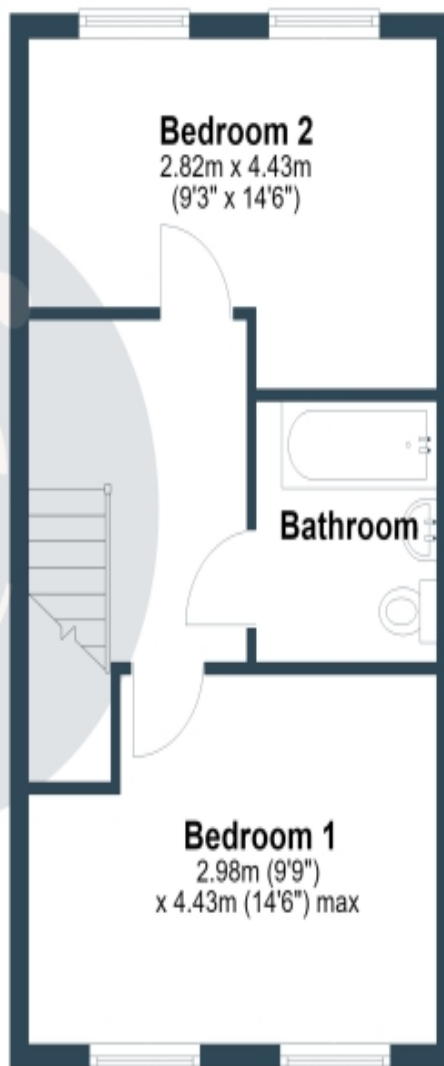
Ground Floor

Approx. 35.9 sq. metres (386.7 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 71.8 sq. metres (772.7 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 superb, modern two double bedroom home. Number 11 was built by Bovis Homes in 2022 and offers a secluded position in a quiet cul-de-sac. Nestled in the highly regarded and sought-after Shackleton Village, this is an exclusive development known for its peaceful community atmosphere, wide-open spaces, and its connected 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.

The accommodation is well presented and offers a light and airy blend. If you are looking to get onto the ladder with a helping hand, then this is the home for you. The driveway allows parking for two cars as you arrive and provides access to the front entrance. The hallway is welcoming and provides access to the first- and ground-floor accommodation.

The kitchen is situated at the front of the property and offers a range of matching wall and base units, including roll-edge work surfaces and a stainless steel sink and drainer unit. Integrated is a four-ring gas hob and electric oven. There is space for a washing machine and a fridge freezer. Wall-mounted gas boiler.

The spacious sitting room offers space for relaxing and dining with French doors onto the larger-than-average garden.

The upstairs offers two generously proportioned bedrooms, both with two double-glazed windows running the full width of the property at the front and rear. With a family bathroom, shower over the bath.

The South-East facing rear garden is of great size, mainly laid to lawn with a patio seating area and further fire pit area, ready for sunsets and toasting marshmallows. The garden wraps to the side, offering further space for a shed and storage.

Parking is available for two cars on the driveway.

Viewing is advised.

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.

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Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF
www.emmafranklinstateagents.co.uk