



Hanson Avenue, Shipston-On-Stour

Offers Over **£400,000**



Hanson Avenue

Shipston-On-Stour, Shipston-On-Stour

This spacious four bedroom detached family home occupies an impressive corner plot within a quiet cul-de-sac, ideally situated just a short walk from the town centre, local schools, and everyday amenities.

The property benefits from a substantial private driveway providing off road parking for multiple vehicles and access to the single integrated garage, along with a well maintained front lawn and a mature, private rear garden.

Upon entering, you are welcomed by a bright entrance hall leading into a generously sized sitting room, enhanced by a large bay window that allows for plenty of natural light. The sitting room flows seamlessly into the dining room, which in turn opens into the kitchen- creating a versatile and sociable family living space. From here, a door provides direct access to the rear garden. The kitchen offers excellent potential for modernisation and enjoys a pleasant outlook over the garden. A convenient downstairs WC completes the ground floor.





Upstairs, the property offers four well proportioned bedrooms, an airing cupboard, and a family bathroom, making it ideal for growing families.

Externally, the rear garden is both private and well established, featuring a paved seating area surrounded by attractive planted borders.

This home offers a great opportunity for a buyer to put their own stamp on.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



DISCLAIMER

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

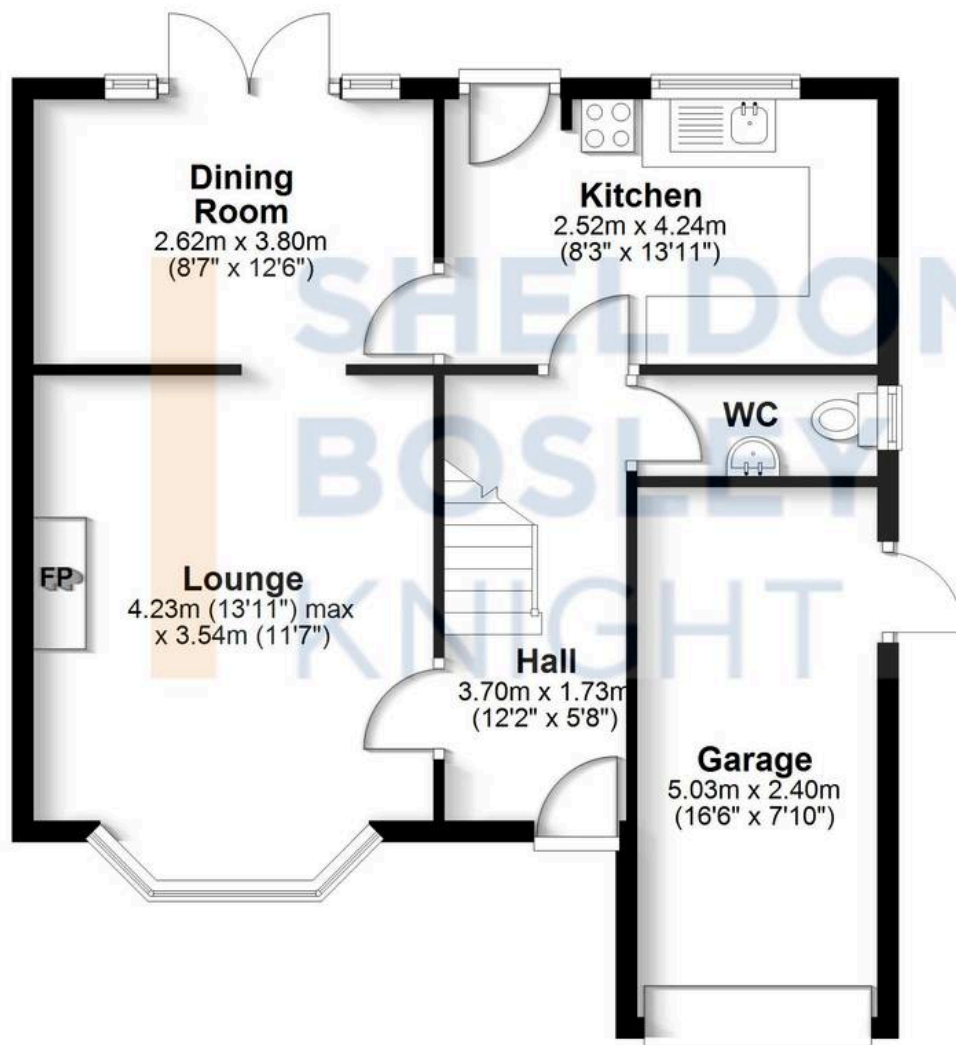
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



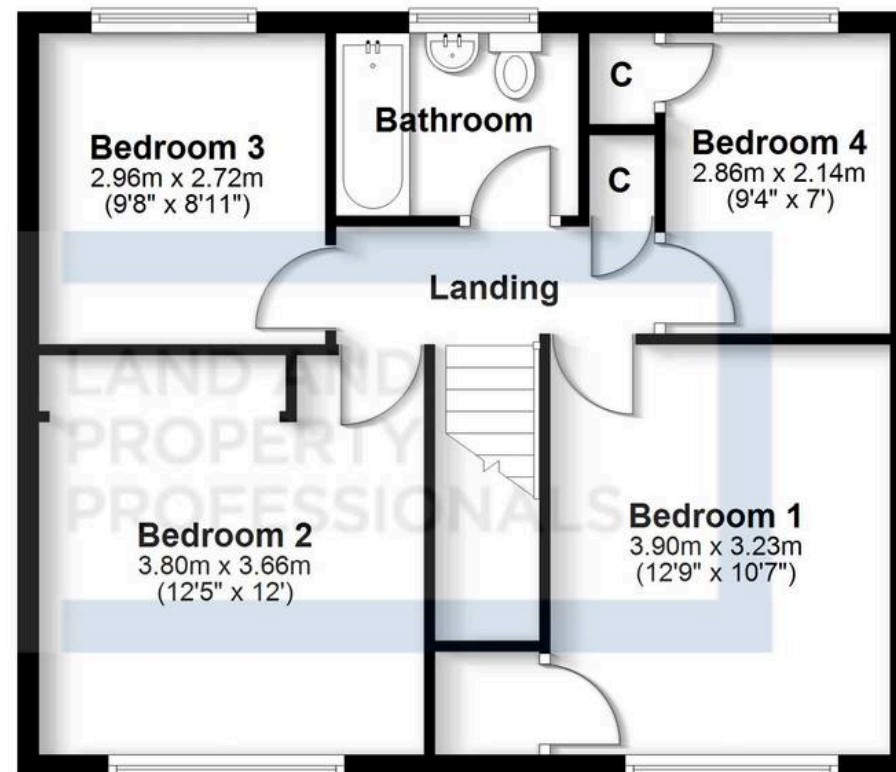
Ground Floor

Approx. 58.9 sq. metres (633.5 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



Total area: approx. 114.2 sq. metres (1229.7 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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