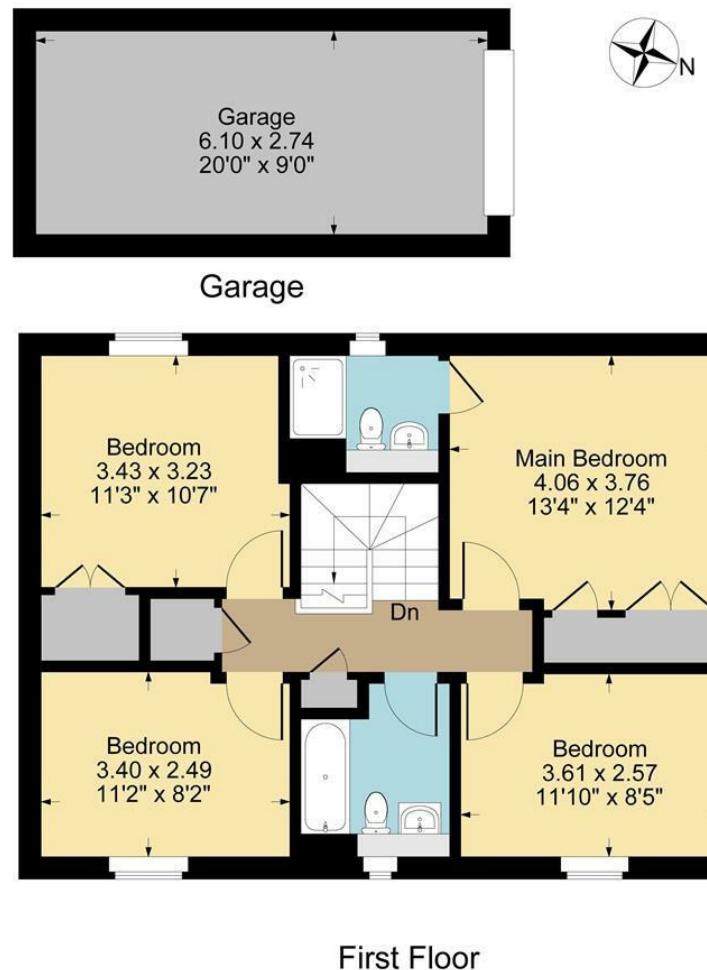
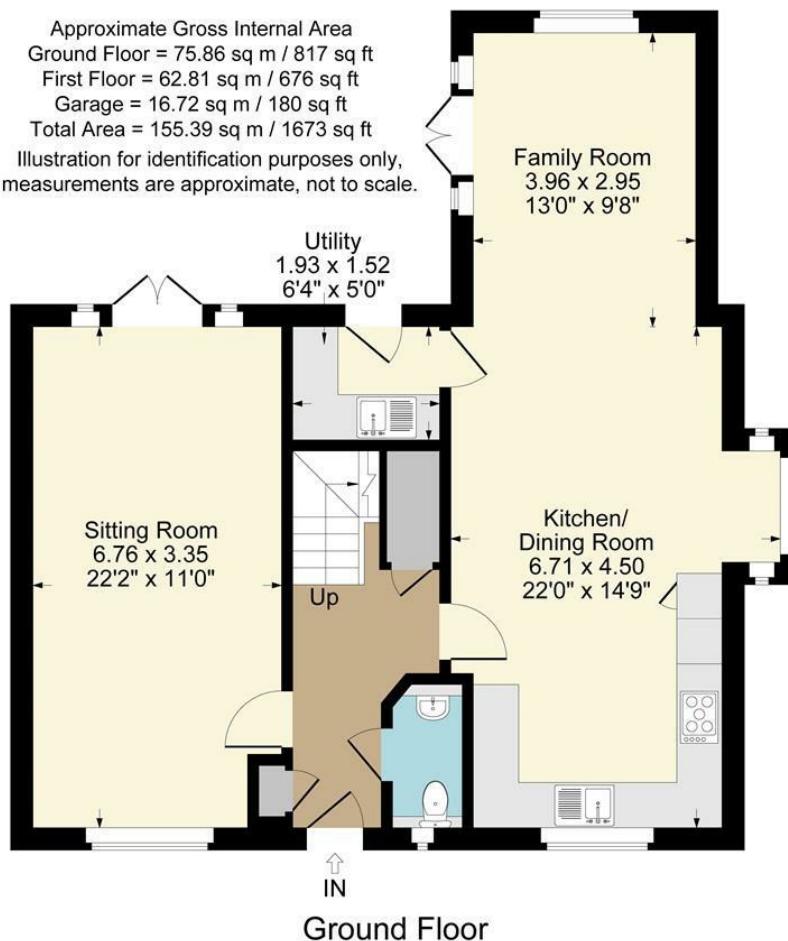




38 Norgren Crescent, Shipston-On-Stour, CV36 4FH

### 38 Norgren Crescent, Shipston-on-Stour

Approximate Gross Internal Area  
Ground Floor = 75.86 sq m / 817 sq ft  
First Floor = 62.81 sq m / 676 sq ft  
Garage = 16.72 sq m / 180 sq ft  
Total Area = 155.39 sq m / 1673 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



- Four bedrooms, two bathrooms
- Open plan kitchen/dining/family room
- Popular residential area
- Driveway, garage and garden
- EV charger
- Viewing highly recommended



£545,000

A superb opportunity to purchase this very well appointed four bedroom detached house located in a central position within this popular Cala Homes development with 3 years NHBC remaining. Further benefits include large open plan kitchen/dining/family room, sitting room, main bedroom with en suite, driveway, garage and garden.

## ACCOMMODATION

### ENTRANCE HALL

with Amtico LVT flooring, understairs storage cupboard, further storage cupboard.

### CLOAKROOM

with opaque window to front, wash hand basin, wc, chrome heated towel rail, part tiled walls, Amtico LVT flooring.

### SITTING ROOM

with window to front, double doors to rear.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

with windows to front and rear, bay window to side, double doors to garden.

### KITCHEN AREA

with range of matching wall and base units, worktop over, incorporating one and a half bowl sink with counter top drainer and five ring gas hob with brush metal extractor fan hood over. Integrated appliances include double oven, fridge freezer and dishwasher, Amtico LVT flooring throughout. Space for dining and seating.

### UTILITY ROOM

with door to rear, base units with worktop over incorporating stainless steel sink with drainer and space for washing machine and tumble drier. Wall mounted gas boiler, Amtico LVT flooring.

### LANDING

with loft hatch, cupboard housing pressurised water tank, and linen cupboard.

### MAIN BEDROOM

with window to side, fitted double and single wardrobes.

### EN SUITE SHOWER ROOM

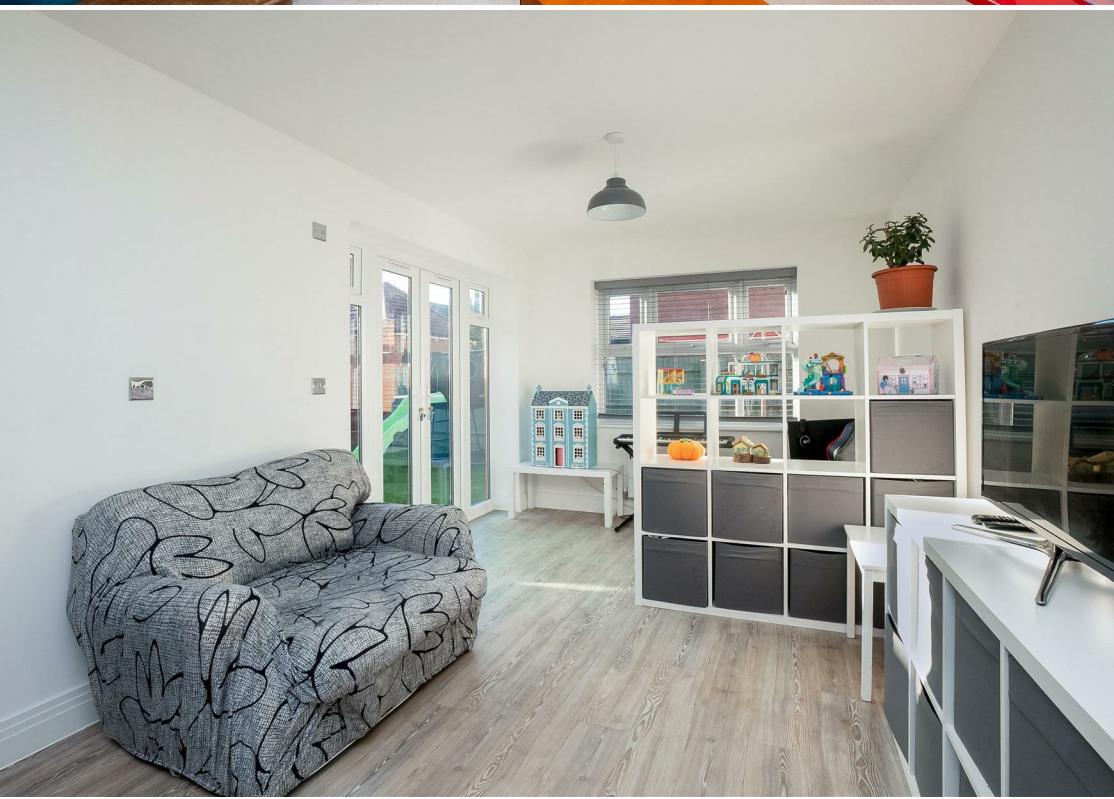
with opaque window to rear, double width shower cubicle, wash hand basin with low level cupboards, wc, part tiled walls, tiled effect flooring.

### BEDROOM

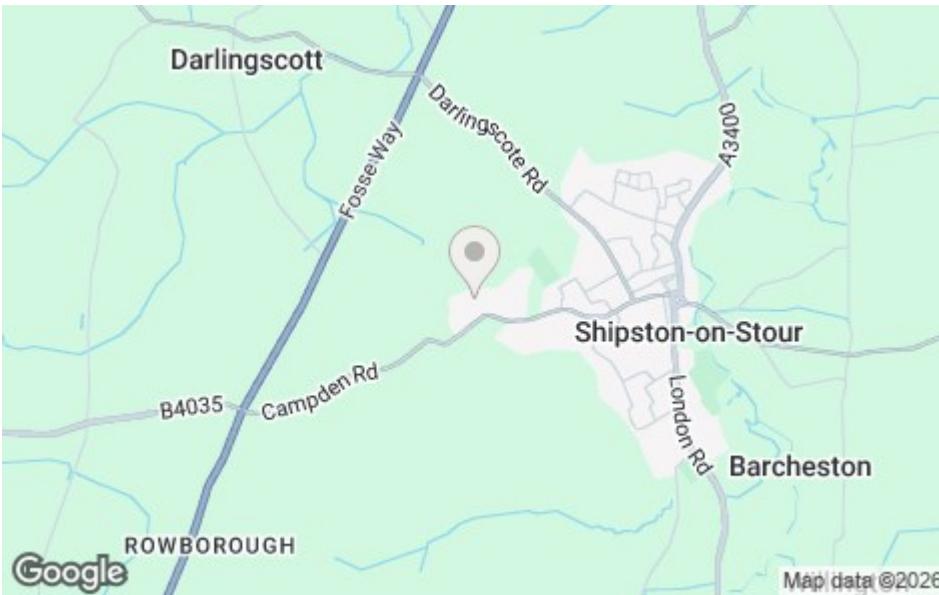
with window to front and wood effect flooring.

### BEDROOM

with window to rear, double wardrobe, wood effect flooring.







## **BEDROOM**

with window to front, range of book shelves.

## **BATHROOM**

with opaque window to front, bath with shower over, wash hand basin with low level cupboards, wc, chrome heated towel rail, tile effect flooring.

## **OUTSIDE**

To the front is a paved pathway, storm canopy porch, partly laid to lawn, planted beds and hedgerows. To the rear is a tandem tarmacadamed driveway leading to garage. EV charger.

## **GARAGE**

with up and over door, internal power and light.

## **REAR GARDEN**

with a mix of paved pathways, patios, mainly laid to lawn, stone chipping beds, timber shed, outside light, tap and power. Mix of walled and timber fence boundaries with a gate to driveway.

## **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold although we have not seen evidence. Estate charge £360 per annum. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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Peter Clarke

