

Peter Clarke



13 Darlingscote Road, Shipston-on-Stour, CV36 4DR

- No chain, move in ready
- Extended four-bedroom home
- Rare 13ft clearance garage
- Ample parking at front
- Low maintenance rear garden
- Close to town centre
- Three reception rooms
- Semi-detached house
- Ideal for camper or large vehicle storage
- Viewing highly recommended



Guide Price £450,000

Located on Darlingscote Road close to the town centre of Shipston-on-Stour, this extended semi-detached house presents an excellent opportunity for those seeking a spacious family home. With four bedrooms and three reception rooms, this property offers ample space. One of the standout features of this home is the rare garage, boasting an impressive clearance of approximately 13 feet, making it ideal for housing a camper van or similar vehicle. Additionally, the property benefits from a generous amount of parking at the front. The rear garden is low-maintenance and of a decent size.

ACCOMMODATION

Entrance hall. Sitting room with window to front and feature fire place with electric fire. Conservatory with doors to garden and tiled flooring. Inner hallway with window to front, fitted cupboards. Opens into dining room and door to utility. Dining room with window to front, tiled flooring. Opens into kitchen with window to rear, range of matching wall and base units with worktop over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob with retractable extractor fan hood over. Integrated oven and low level fridge, tiled flooring. Utility with door to rear, range of wall and base units with work surface over and space for washing machine, tiled flooring. Cloakroom with extractor fan, pedestal wash hand basin, wc. Understairs storage cupboard, tiled flooring.

Landing with loft hatch leading to part boarded loft. Bedroom with window to front, range of fitted wardrobes and drawers. Bedroom with window to rear, fitted cupboard. Bedroom with window to front, fitted double wardrobe with sliding mirror doors, further double wardrobe and single cupboard. Bedroom with window to rear currently set up as a craft room with a range of fitted cupboards, worktop and drawers. Bathroom with Velux window to side, loft hatch, bath, separate shower cubicle with Mira electric shower, pedestal wash hand basin, wc, heated towel rail, airing cupboard housing emersion water tank with slatted shelving and thermostat controller. Bedroom with window to front, a double room.

Outside to front is a wide stone chipping driveway, paved pathways, partly laid to lawn, hedgerow boundaries to front, side gate leads to rear. Garage with double doors to front, single door to rear approx. 13ft of clearance, sink with hot and cold water, wall mounted boiler. From the side double and single gates lead to the rear with a mix of paved pathways, patios, mature shrubs, trees, timber shed with power and a green house, mix of panel fence and hedgerow boundaries.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. 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. Gas central heating.

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 C.

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

VIEWING: By Prior Appointment with the selling agent.





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Approximate Gross Internal Area
Ground Floor = 82.37 sq m / 887 sq ft
First Floor = 70.83 sq m / 762 sq ft
Garage = 32.52 sq m / 350 sq ft
Total Area = 185.72 sq m / 1999 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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.

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