



8 Rowett Drive, Shipston-on-Stour, CV36 4RZ

- Detached Property Built in 2021
- Four Double Bedrooms
- Three Bathrooms & Ground Floor Cloakroom
- Sitting Room with Feature Wall
- High Quality Fitted Kitchen with Newly Upgraded Integrated Appliances
- Amtico Flooring Throughout Ground Floor
- Professionally Landscaped Rear Garden
- Garage & Off Road Parking



Asking Price £550,000

A well presented four bedroom property built in September 2021 by Crest Nicholson and having an NHBC warranty until August 2031. This property has the benefit of upgraded high quality appliances in the kitchen, Amtico flooring throughout the ground floor, brushed chrome sockets and light switches, plantation shutters, professionally landscaped front and rear gardens and is located on a private drive with countryside views. Viewing is highly recommended to appreciate the standard of accommodation on offer.

#### ACCOMMODATION

The spacious entrance hall has a storage cupboard and stairs leading to the first floor and doors leading to the sitting room and kitchen. The sitting room has a feature wall with shelving and cupboards with concealed wiring for mounting a television to the wall. The open plan kitchen/dining/family room has a range of base, wall and drawer units with quartz work surfaces. Integrated appliances include Siemens double oven, Siemens dishwasher, Bosch induction hob with extractor and fridge/freezer. A Harvey water softener is an additional benefit. The utility room has space and plumbing for a washing machine and tumble dryer with a storage cupboard and quartz work surface above. This leads through to the cloakroom with wc and wash hand basin. To the first floor, the landing has loft access and an airing cupboard with Megaflo water tank. The main bedroom has a range of built in wardrobes and en-suite shower room with walk in shower, wc and wash hand basin. There are three further double bedrooms, one of which has an en-suite shower room and one has been fitted out as a dressing room. The main bathroom has a bath with shower attachment, shower cubicle, wc and wash hand basin. To the front of the property there is off road parking for two cars, a garage with an up and over door, power and light and wall mounted boiler. A gate leads to the rear of the property where there is a professionally landscaped rear garden.

#### 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 electricity, gas, 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 Stratford on Avon District Council 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 Agents.

**REGULATED BY RICS**





Ground Floor

First Floor

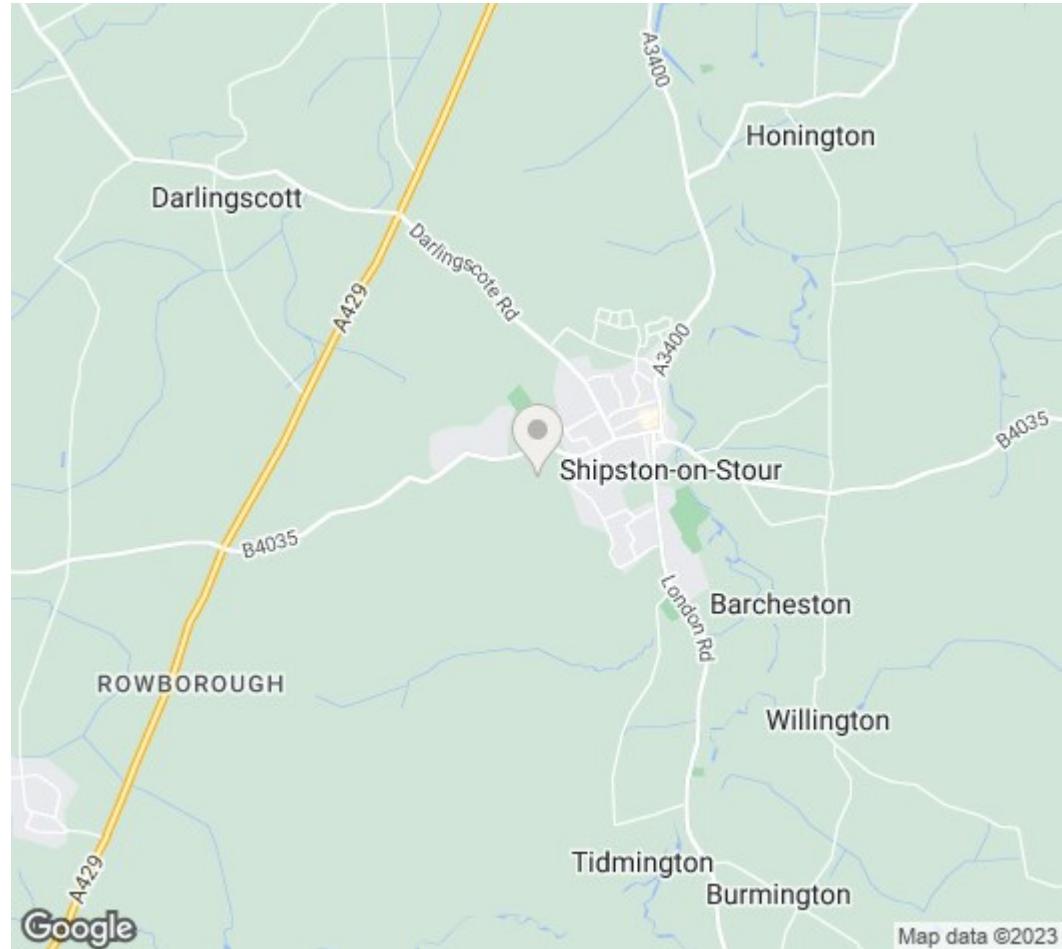
Approximate Gross Internal Area = 157.72 sq m / 1698 sq ft

Garage = 18.02 sq m / 194 sq ft

Total Area = 175.74 sq m / 1892 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 or 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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