

Peter Clarke



27 Bradley Drive, Shipston-on-Stour, CV36 4RP



- Corner plot
- Three bedrooms, two bathrooms
- Stylish kitchen/dining room
- Utility, cloakroom and storage cupboards
- Full length sitting room with double doors to garden
- Very well presented
- Tandem driveway and garage
- Countryside views to front
- Viewing highly recommended



£440,000

Occupying a corner plot at the end of a no-through road is this spacious three bedroom detached former show home with many upgrades including chrome switches and sockets, a tandem driveway, detached garage and landscaped gardens. Built in 2023 with eight years NHBC remaining.

#### ACCOMMODATION

Entrance hall with Amtico flooring, understairs storage cupboard, further storage cupboard. Cloakroom with wash hand basin, WC and Amtico flooring. Sitting Room with window to front and double doors to rear. Kitchen/Dining Room being dual aspect with a range of matching wall and base units with Quartz worktop over incorporating sunken stainless steel one and a half bowl sink with countertop drainer and four ring hob with extractor fan hood over, integrated double oven, fridge freezer and dishwasher, corner cupboard with carousel drawers, USB sockets, Amtico flooring. Opening into Utility with door to rear, wall cupboard housing combination boiler, worktop with base units below, one incorporating washing machine, Amtico flooring.

Landing with storage cupboard. Main Bedroom with loft hatch and a dual aspect. En Suite Shower Room with opaque window to rear, double width shower cubicle with electric shower, pedestal wash hand basin, WC, chrome heated towel rail, tiled walls, wood effect flooring. Bedroom with window to rear. Bedroom with window to front. Bathroom with opaque window to rear, bath with shower over, pedestal wash hand basin, WC, heated chrome towel rail, tiled walls and wood effect floor.

Outside to front is a tandem double brick paved driveway leading to the detached garage with up and over door, internal power and light. A mix of paved pathways, laid to lawn, gate to side. Outside to rear with a mix of paved pathways, patios, laid to lawn, stone chippings seating area with pergola, planted beds, shrubs and trees, outside light and tap, with a mix of walled and fenced boundaries.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. There is an estate charge of approx. £200 per annum. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electric, 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.

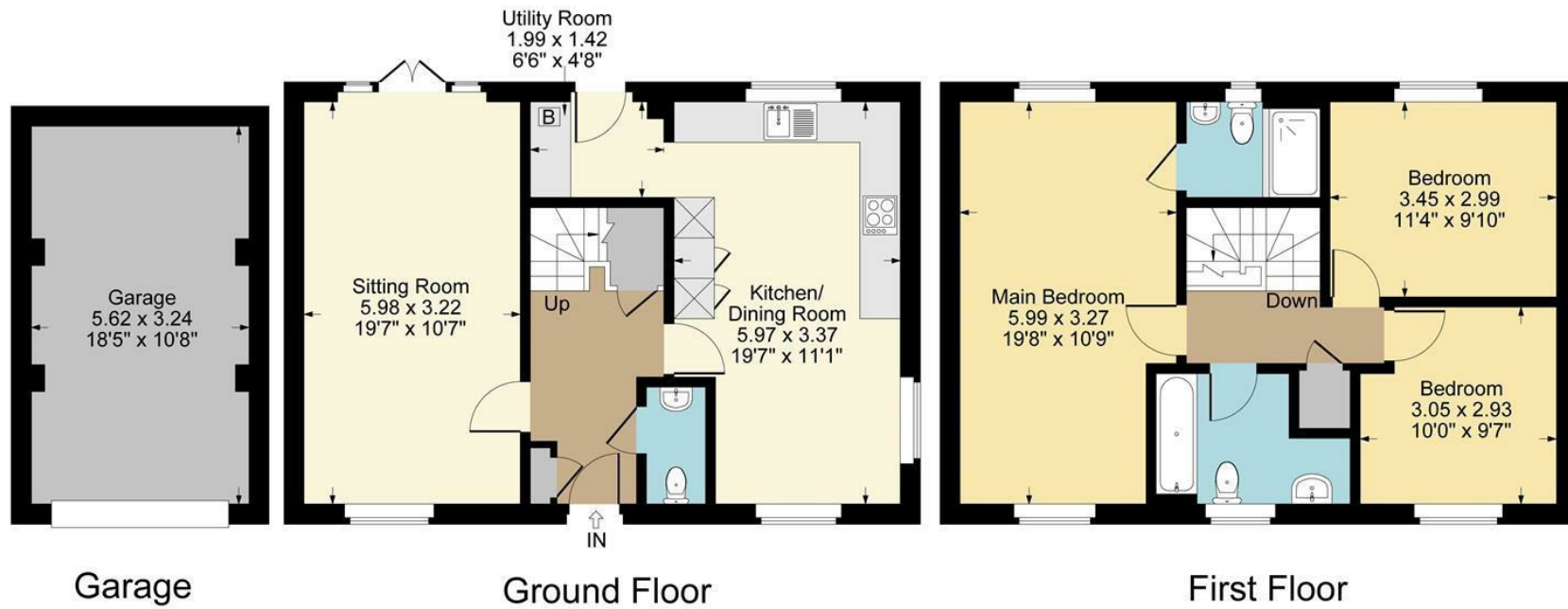
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**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.

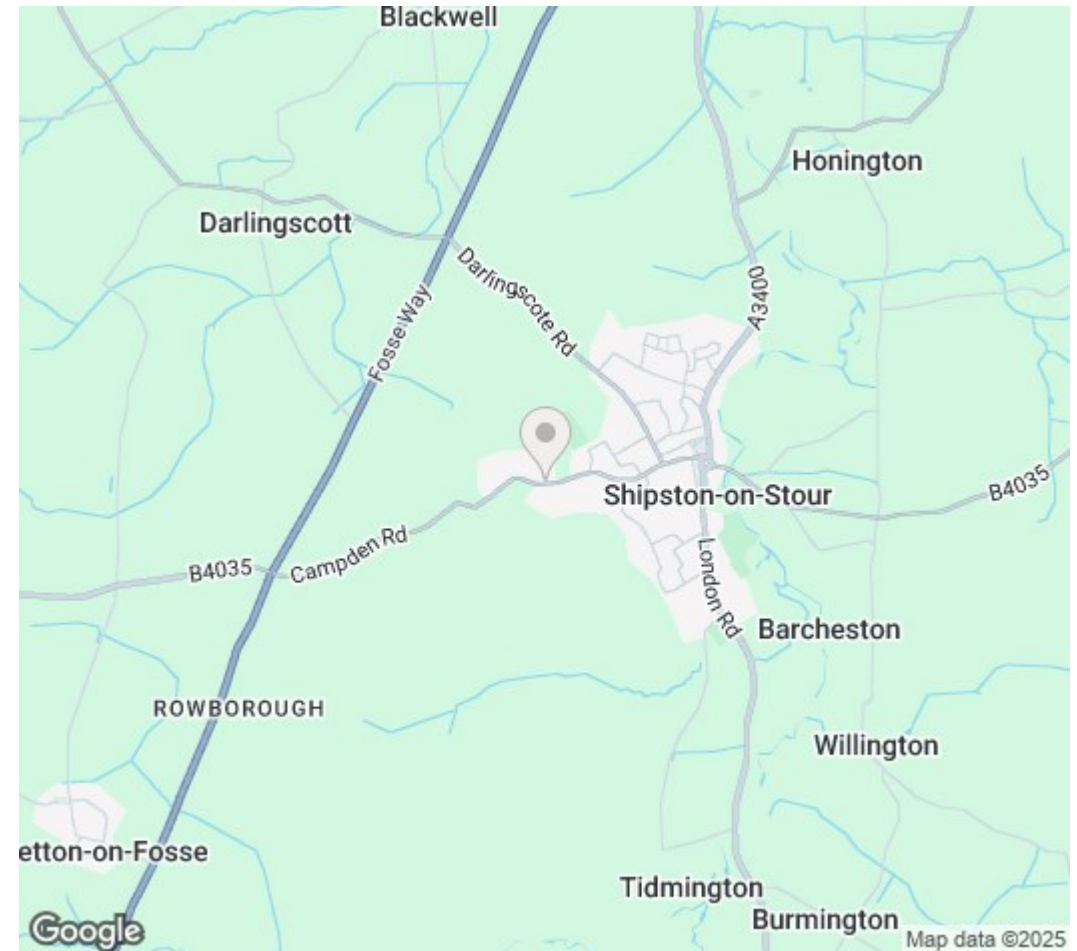


27 Bradley Drive, Shipston-on-Stour



Approximate Gross Internal Area  
Ground Floor = 53.10 sq m / 572 sq ft  
First Floor = 53.10 sq m / 572 sq ft  
Garage = 18.20 sq m / 196 sq ft  
Total Area = 124.40 sq m / 1340 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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

