



**Bradley Drive, Shipston-On-Stour, CV36 4RP**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A well-presented 3-bedroom detached house built by Taylor Wimpey in 2020. The property benefits from the remainder of its NHBC warranty and is situated on the edge of the town. It features a garage and driveway.

The house comprises a neat hallway with a storage cupboard, leading to a lovely sitting room and a light and spacious kitchen/dining room at the back of the house. The kitchen overlooks the pretty garden and is well-equipped with a good range of units and built-in appliances, including a fridge/freezer, slimline dishwasher, washing machine, and electric oven with a gas hob. Additionally, there is a downstairs WC and a useful storage cupboard.

Upstairs, the main bedroom has an en-suite shower room and built-in wardrobes. There is a second double bedroom with built-in wardrobes, a family bathroom with a shower over the bath, and a third bedroom.

Outside, there is a pretty rear garden with a patio, lawn, and a useful shed. A side gate leads to the driveway with tandem parking for 2 cars and single garage.

The property features gas-fired central heating and UPVC double-glazed units throughout.





# Key Features

- Detached house
- Main bedroom with ensuite shower
- 3 Bedrooms
- Pretty rear garden
- Kitchen dining room
- Single Garage
- Tandem parking for 2 cars
- Remainder of NHBC warranty
- Walking distance of the town centre
- Nursery, primary & secondary schools in the town

## Price Guide £350,000

EPC Rating - B

Tenure - Freehold

Council Tax Band - D

Local Authority -  
Stratford on Avon District Council

### Ground Floor

Approx. 61.2 sq. metres (658.5 sq. feet)

**Garage**  
5.15m x 3.32m  
(16'11" x 10'11")

**Kitchen/Diner**  
4.46m (14'8") max  
x 5.03m (16'6")

**Lounge**  
4.20m (13'9")  
x 3.97m (13') max

**First Floor**  
Approx. 44.1 sq. metres (474.6 sq. feet)

**Bedroom 2**  
3.44m (11'3") max  
x 2.82m (9'3")

**Bedroom 3**  
3.88m (12'9")  
x 2.11m (6'11") max

**Bathroom**  
2.14m x 1.91m  
(7' x 6'3")

**Landing**

**Main Bedroom**  
2.98m x 3.94m  
(9'9" x 12'11")

**En-suite**  
1.74m x 1.64m  
(5'8" x 5'4")

Total area: approx. 105.3 sq. metres (1133.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

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