


## 3 bed detached house to buy in

Burnell Close, Shipston-on-Stour,
Warwickshire, CV36 4RX

# £355,000 Starting Bid

x 3 x 2 x 1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- Being Sold via Secure Sale Online Bidding. Terms and Conditions
- Detached Family Home
- Quiet Residential Location
- Downstairs Cloakroom
- EPC Rating B

## Key Information

- Council Tax: Band D
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good


### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

This is a three-bedroom detached home that offers a really good balance of living space, practicality and a quieter position within Shipston-on-Stour.

Burnell Close is located towards the western edge of town, the house has a layout that works particularly well for everyday life. With three genuine double bedrooms, a separate living room and a kitchen that opens directly onto the south-facing garden, there's plenty of flexibility whether you're a growing family, working from home or simply looking for somewhere with a bit more space.

The entrance hall is a generous space in its own right, with a useful storage cupboard and downstairs cloakroom. From here, the living room sits to one side of the house and benefits from windows to two aspects, including a bay window that gives the room a little more character and allows plenty of natural light in.

It's a comfortable space to relax in, with enough room for a good-sized sofa and additional furniture without feeling crowded.

To the rear, the kitchen and dining room is somewhere I imagine you'll spend much of your time.

There's plenty of worktop and cupboard space, along with integrated appliances including a Bosch oven and gas hob, dishwasher, washer dryer and fridge freezer. Having everything built in helps keep the room feeling organised, while there's still space for a dining table where you can sit down together at the end of the day.

The French doors open directly onto the garden, which makes a real difference during the warmer months. Whether you're having breakfast with the doors open or entertaining friends, it's a layout that connects the inside and outside particularly well.

Upstairs, one of the things that stands out is that all three bedrooms are doubles. That's not always the case with three-bedroom homes, and it gives you far more flexibility in how you use the space.

The principal bedroom overlooks the rear garden and benefits from fitted wardrobes and its own ensuite shower room.

The remaining two bedrooms are both well proportioned, with one also benefiting from fitted wardrobes. Either could comfortably accommodate a double bed, or one could make an excellent home office or guest bedroom if you don't need all three for sleeping.

There's also a separate family bathroom, which means the ensuite isn't the only place to shower or get ready in the morning.

Outside, the south-facing garden is enclosed and partly walled, giving it a pleasant sense of privacy.

French doors from the kitchen open onto a gravelled seating area, with a further raised section beyond. It's a manageable space that offers somewhere to sit outside, enjoy the sunshine or entertain without the upkeep of a particularly large garden.

A short distance from the house is a larger-than-average single garage, measuring approximately 19'6" in depth, with power and lighting connected. There are also two off-road parking spaces directly in front of it.

It's worth mentioning that the garage isn't attached to the house, but having that additional storage and parking is a real practical benefit.

Overall, this is a home that offers three good-sized bedrooms, flexible living space and a sunny, manageable garden, all in a quieter position within an established Warwickshire market town.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £355,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

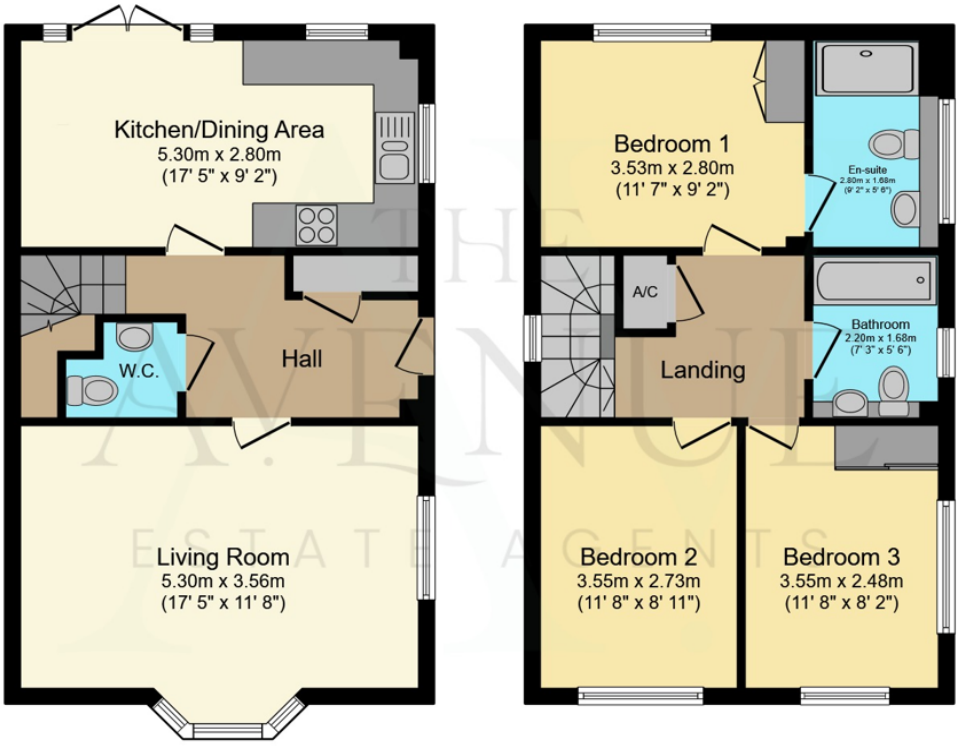
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

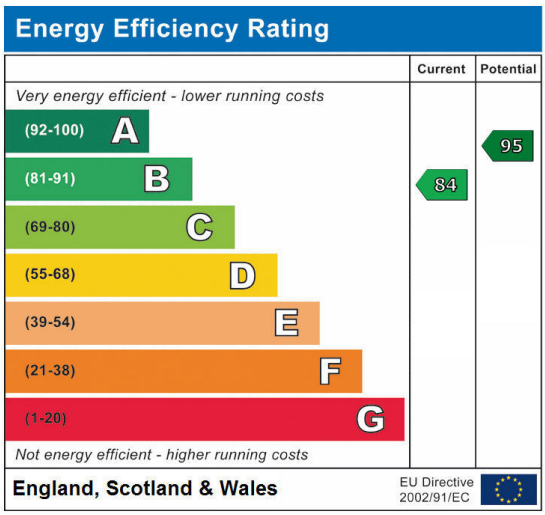
Broadband: Cable

Mobile signal coverage: Good




Total floor area: 95.5 sq.m. (1,027 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io




## Burnell Close, Shipston-on-Stour, Warwickshire, CV36 4RX

Contact your local branch today for more information on this property:

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