



# FOR STARTERS



OFFERS IN EXCESS OF  
£295,000

## MAIN COURSE

Situated in a lovely position within the ever-popular Shackleton Village, this beautifully presented two double bedroom semi-detached home offers stylish, well-proportioned accommodation ideal for first-time buyers, downsizers, or investors alike.

To the front, the property is attractively set back from the road, with neatly planted green borders creating a welcoming first impression. A driveway to the left provides off-road parking for two large vehicles.

Upon entering, you are welcomed into a spacious hallway with ample room for coats and shoes, along with an immaculate downstairs WC positioned opposite. To the left, a door opens into a stunning open-plan kitchen, living and dining space that spans the full length of the property, creating a bright and versatile living environment.

The kitchen sits at the front of the home and has been thoughtfully upgraded, featuring a range of wall and base units, built-in appliances, and generous worktop space. There is plenty of room for a centrally positioned dining table, helping to define the kitchen and living areas while maintaining the open-plan feel. To the rear, the living area enjoys pleasant views over the garden and benefits from large double doors that allow natural light to flood the space and provide seamless access outside. A useful storage cupboard beneath the staircase adds further practicality.

Upstairs, both bedrooms are comfortable doubles. The master



bedroom overlooks the garden and benefits from built-in wardrobes along with an additional good-sized cupboard. The second bedroom, positioned at the front, is also a fantastic double, offering flexibility for guests, family, or a home office. Both bedrooms are served by a modern family bathroom.

The rear garden is a standout feature for a property of this type, offering a fantastic amount of outdoor space. A large patio area is ideal for entertaining, leading onto an expansive lawn. At the rear of the garden, a decked seating area provides a wonderful sun trap – perfect for relaxing during the warmer months.

This superb home combines modern living with generous indoor and outdoor space, all within a desirable setting.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - B



North East Facing



Mains Gas, Electric,  
Water, Drainage

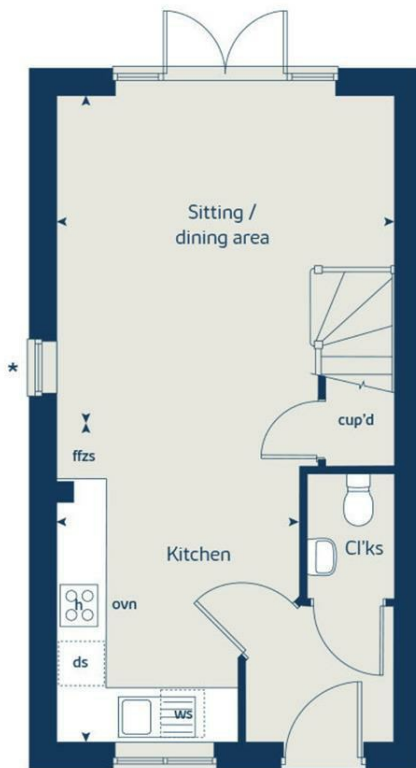


Gas Central Heating



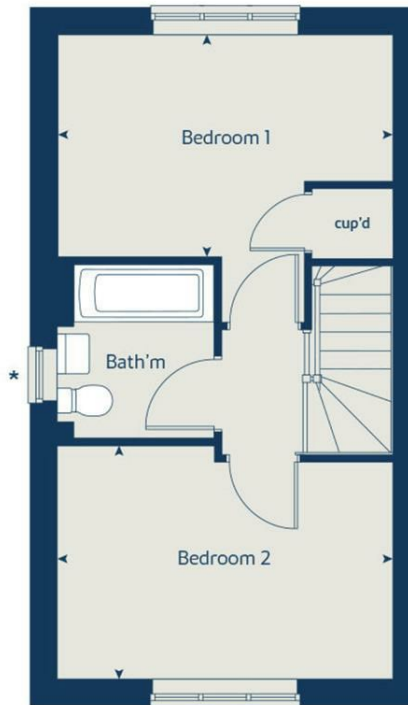
Meon Vale  
Lower Quinton  
Stratford High  
Shipston High School

WHY NOT TAKE  
A LOOK INSIDE?  
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**Kitchen**  
4.01 x 2.87      13' 2" x 9' 5"

**Sitting / dining area**  
4.23 x 3.70      13' 10" x 12' 2"



**Bedroom 1**  
4.09 x 2.69      13' 5" x 8' 10"

**Bedroom 2**  
2.82 x 2.82      9' 3" x 9' 3"

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