



Marshall Avenue, Shipston-On-Stour

Guide Price **£500,000**



33 Marshall Avenue

Shipston-On-Stour

A well-presented and thoughtfully improved four-bedroom detached family home, offering generous and versatile accommodation, a south-facing rear garden, conservatory, single garage and off-street parking, all within easy reach of the local amenities of Shipston-on-Stour.

The property has been well maintained and updated by the current owners, including a recently renovated kitchen and bathrooms, together with new flooring throughout the ground floor, creating a smart and comfortable home ready for its next owners.

The ground-floor accommodation provides an inviting entrance into the property, with a spacious main reception room offering plenty of room for both relaxing and entertaining. A feature fireplace provides an attractive focal point, while the large front window allows for excellent natural light. The accommodation is further enhanced by a conservatory, providing an additional living space and a pleasant connection with the garden.

The recently renovated kitchen has been thoughtfully designed to provide an attractive yet highly practical space, finished with marble worktops that give the room a smart, contemporary feel. There is plenty of worktop space for food preparation, complemented by an excellent range of cupboards and drawers providing generous storage throughout. A selection of built-in appliances helps maintain the kitchen's clean and streamlined appearance, while the overall layout has been designed with everyday family life in mind. The combination of quality finishes, ample storage and generous workspace makes this a particularly appealing and functional part of the home.





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Adjoining the kitchen is a separate utility room, providing valuable additional storage and space for laundry appliances, helping to keep the main kitchen uncluttered. The utility also benefits from direct access to the rear garden, making it a particularly practical addition for busy family life.

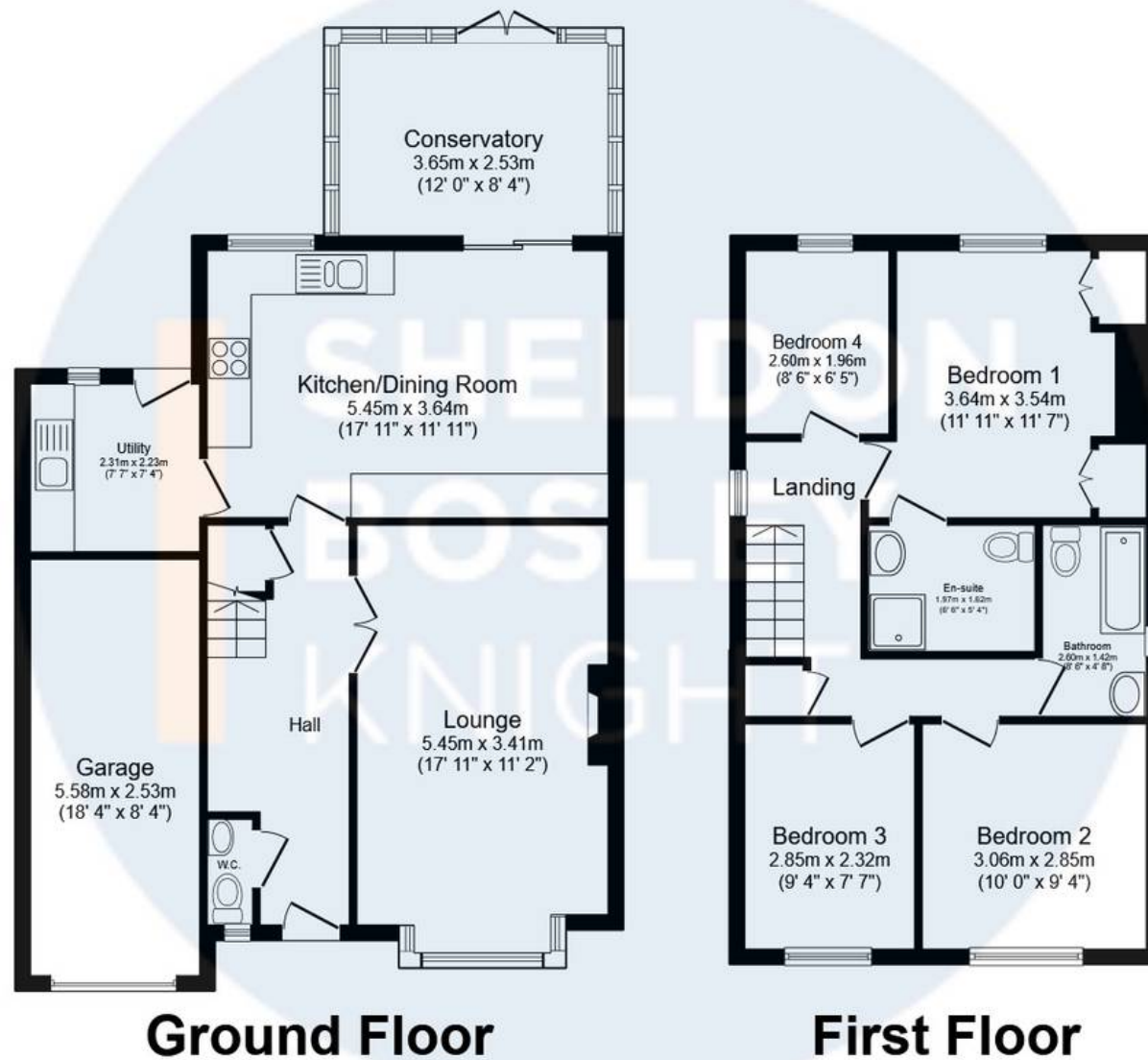
Upstairs, the property offers four well-proportioned bedrooms, providing flexible accommodation for families and guests. The principal bedroom benefits from extensive built-in wardrobes and its own en-suite bathroom with a walk-in shower. There are a further two double bedrooms and a single bedroom, which could equally lend itself to use as a home office or study if required. These bedrooms are served by the family bathroom, complete with a shower over the bath. Both the family bathroom and en-suite have been recently renovated, providing smart, modern finishes and complementing the improvements made elsewhere throughout the home.

Outside is a particular highlight. The south-facing rear garden provides an excellent setting in which to enjoy the sun throughout the day and offers plenty of scope for outdoor dining, entertaining and family use. Importantly, the sellers have also installed power down the garden, providing added flexibility for garden lighting, equipment or potential future use.

To the front, a substantial driveway provides off-street parking, together with access to the single garage. The garage benefits from an electric door operated by remote control, providing convenient and secure access.

The property is conveniently positioned for easy access to Shipston-on-Stour and its excellent range of local amenities, making this an appealing opportunity for buyers looking for





Total floor area 132.7 m² (1,428 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io





Sheldon Bosley Knight Shipston & Kinton

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/



Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.