



HOLMANS
ESTATE AGENTS

1 Norgren Crescent, Shipston-on-Stour, Warwickshire, CV36 4BF

Guide Price £650,000, Freehold

Property Description

Occupying a corner location and heralding the entrance to this stylish modern development built by Cala Homes in 2018, this deceptively spacious, detached four bedroomed executive family residence should be viewed internally to be fully appreciated and early viewing is advised.

One of the most stunning features of the property is the 20 ft breakfast kitchen with a central island unit and formed in open-plan with the more formal dining area to the front creating a superb living space. There are double French doors to the rear matching the ones from the main living room creating a walk round effect giving two access points to the enclosed walled garden and patio.

For those intending to work from home, there is a spacious study to the front. The property has Karndean flooring to the majority of the ground floor and the house is warmed with gas fired central heating and a pressurised water system and all UPVC double glazed windows and doors.

Externally there are open-plan lawned gardens to the front and a walled, enclosed patio and garden to the rear, beyond which there is a private driveway shared by only one other property leading to a parking bay for Number 1 for at least four vehicles beyond which there is a double garage.

Norgren Crescent is located on the southern most boundary of this popular North Cotswold market town with its own traditional market square and an excellent range of shops, restaurants and hostelrys and 6 miles North of Moreton-in-Marsh with the railway station with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Hall

(14' 10" x 6' 4") or (4.52m x 1.94m)

With oak-style grey Karndean flooring, easy staircase returning to first floor with built-in walk-in understairs storage cupboard. Cloaks cupboard with circuit breaker unit.

Ground Floor Cloakroom

With two piece suite, wall-mounted wash hand basin and close coupled w.c. Karndean flooring, part-tiled walls and chrome heated towel rail and radiator, built-in extractor.

Front Study

(12' 03" x 8' 10") or (3.73m x 2.69m)

With triple full-height bookshelf and single radiator.

Rear Living Room

(17' 02" x 12' 03") or (5.23m x 3.73m)

With two single radiators, wall-mounted TV point. UPVC double doors with matching side panels forming a picture window opening on to rear garden and patio

Living Kitchen

Kitchen Area

(15' 01" x 13' 04") or (4.60m x 4.06m)

With Karndean flooring throughout, central island unit with integrated five ring gas hob, two-tier pan drawer, five integral cupboards and integral breakfast bar unit. Split-level fridge with freezer below, Bosch split-level double oven. Six wall-mounted cupboards, integral Bosch dishwasher. Quartz work tops with inset 1 1/2 stainless steel sink unit with integrated drainer and mixer tap, integrated 10 bottle wine cooler and integrated water softener and three further base units.

Dining area

With single radiator and double doors with matching side panels opening on to patio.

Separate Utility Room

(6' 6" x 5' 8") or (1.99m x 1.73m)

Laminate work top with inset stainless steel sink unit, wall-mounted combination boiler for gas fired central heating. Space and plumbing for automatic washer.

Front Dining Room

(12' 05" x 10' 08") or (3.78m x 3.25m)

Formed in part-open plan with kitchen, single radiator, bay window to one side with aspects over treescape.

First Floor Landing Area

Gallery-style landing with batoned balustrade, double radiator, access to loft space. Boiler cupboard with Therma Evocyl pressurised hot water system. Built-in shelved linen cupboard.

Family Bathroom/W.C.

With three piece suite in white, wash hand basin set on to double cabinet, low flush w.c., enamel steel bath with rain shower head and hand-held shower spray. Chrome ladder-style heated towel rail and radiator. Separate door leading to bedroom.

Rear Bedroom 1

(12' 06" x 11' 06") or (3.81m x 3.51m)

Single radiator, outlook over gardens, walk-in dressing room.

Dressing Room

With ample hanging space and shelved storage, single radiator.

En Suite Bathroom/WC

With four piece suite, wash hand basin set on to double cabinet, close coupled low flush w.c., enamel steel bath with hand-held shower attachment. Walk-in shower cubicle with sliding doors, fully tiled interior and hand-held shower spray with rain shower head.

Front Bedroom 2

(13' 05" x 13' 02") or (4.09m x 4.01m)

With double built-in wardrobe, access to family bathroom, double radiator, open outlook towards countryside.

Rear Bedroom 3

(13' 05" x 12' 10") or (4.09m x 3.91m)

With single radiator.

Front Bedroom 4

(12' 04" x 8' 10") or (3.76m x 2.69m)

Single radiator, open outlook towards countryside.

Outside

Front Garden

Lawned area with maturing beech hedge, pathway leading to communal garden and second country hedgerow. To the side there is a graveled chipping pathway, the boundary denoted by a wooden edge, leading to a shared driveway. There is a square portion of land to the left of the front door and to the rear of the double garage which is also in this property's ownership.

Rear Garden

(39' 4" x 42' 8") or (12.0m x 13.0m)

Patio immediately adjacent to the property with outside water tap and light. Lawned area with interwoven fencing surround and decking to one corner perfect for alfresco dining. Pathway between garage and house leading to front garden. Gated access leading to driveway.

Driveway

Block paved with off-street parking for at least four vehicles and double garage.

Double Garage

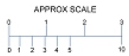
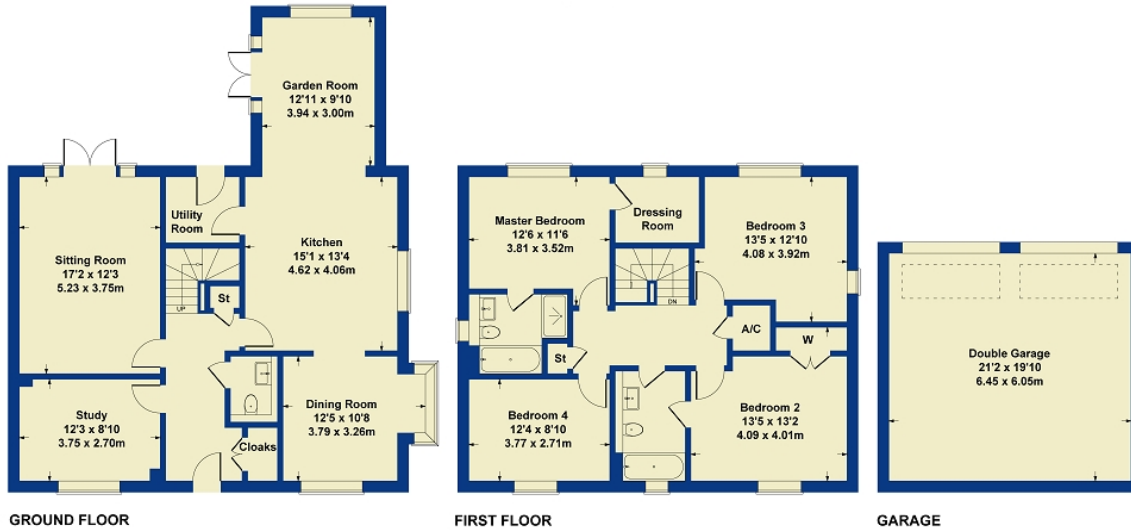
(19' 10" x 21' 2") or (6.05m x 6.46m)

With twin metal up-and-over doors and power and light installed.



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Approximate Gross Internal Area
2325 sq ft - 216 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agents.
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Directions

From our office in Moreton-in-Marsh, turn right continuing North along the Fosseway, the A429, for just over 5 miles and turning right at the traffic lights signposted Shipston-on-Stour. Continue through a series of bends and Norgren Crescent is then the first road on the left-hand side with this being the first property on the left. N.B. The driveway to this property accessed immediately after it and leads to a large parking bay on the left in front of the double garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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