



HARRISON
Sales &
Lettings
HARDEN

Mitchell Way, Upper Rissington



This four bedroom, detached home is situated in the sought after village of Upper Rissington, and offers well designed accommodation, making it the perfect family home.

Through the front door, there is a spacious entrance hall, which features understairs storage, and access to the study, downstairs WC/utility room, a living room to the rear of the property, and a dual aspect kitchen and dining room. Both the living room and kitchen/dining room have double patio doors opening out onto the rear garden. The kitchen benefits from ample storage, and integrated appliances (double oven, dishwasher, fridge/freezer).

Upstairs, there is a master bedroom with built-in wardrobes and an en-suite shower room, three further bedrooms, two doubles and a single, and a family bathroom.

To the rear of the property there is a south-easterly facing garden, which has a patio, a low maintenance lawned area, and a decking area nestled in the corner of the garden, perfect for relaxing throughout the day. The property also boasts a single garage with pedestrian door, boarded loft storage and power plus off road parking for two cars. EV car charger installed.

Tado Smart Heating system is installed throughout the property, making it easy to control the heating via a mobile app from anywhere.

EPC: B

Council Tax Band: E

Tenure: Freehold

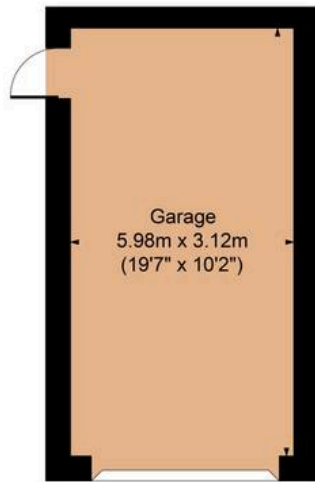
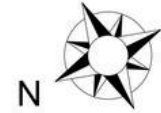
What3Words: composed.built.assess

Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys. It has a fantastic shop, pharmacy, and gym. There is also the OUTSTANDING Rissington Primary School.

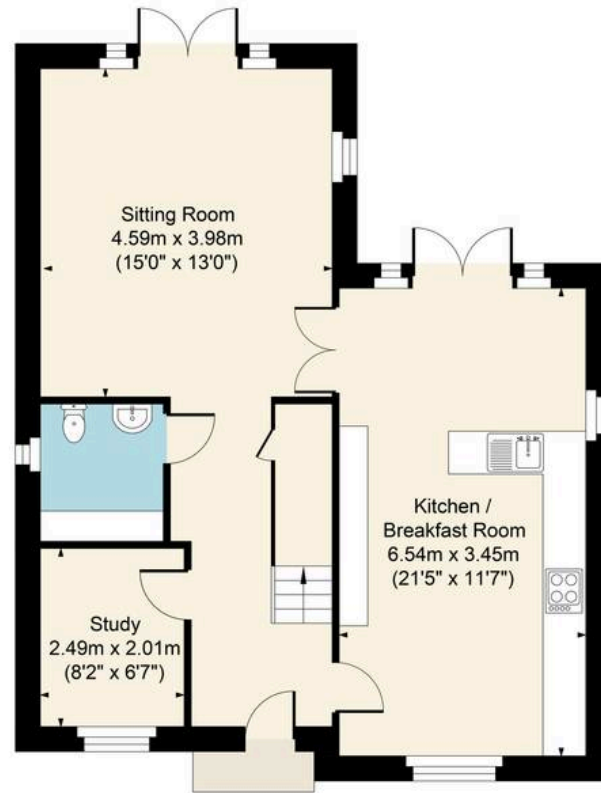




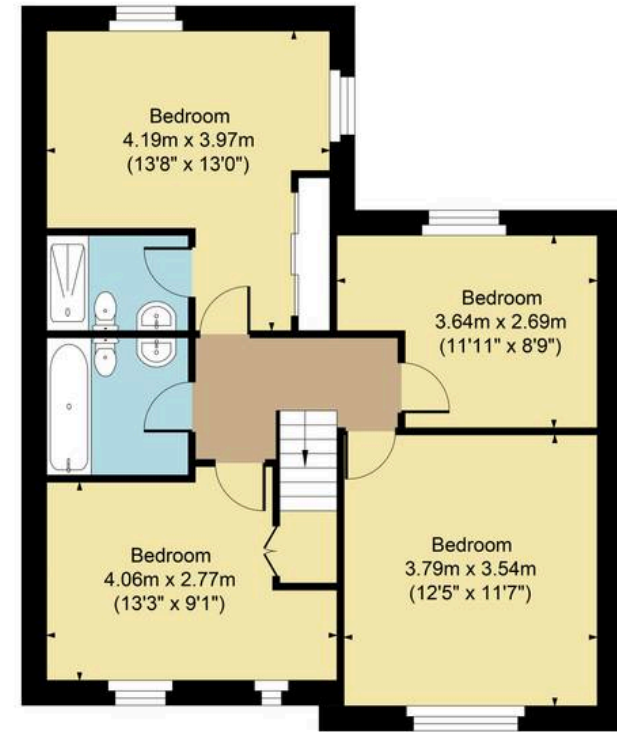
Main House Approx. Gross Internal Area:- 120.74 sq.m. 1300 sq.ft.
 Garage Approx. Gross Area:- 18.66 sq.m. 201 sq.ft.
 Total Approx. Gross Area:- 139.4 sq.m. 1501 sq.ft.



Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 [---] Denotes restricted head height
www.dmlphotography.co.uk