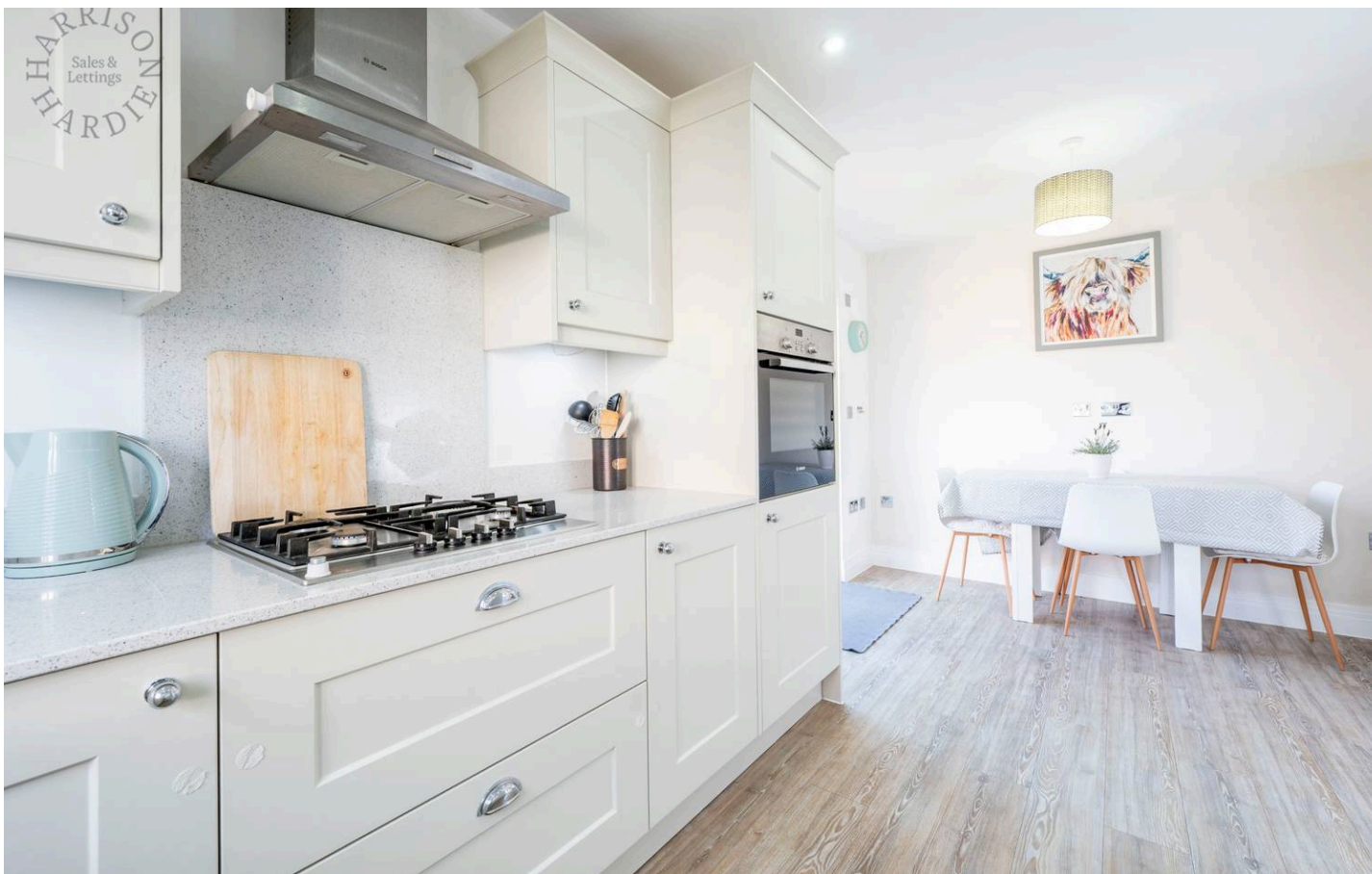




Norgren Crescent, Shipston-On-Stour



For sale with no onward chain, nestled in the quiet sought after location of Norgren Crescent this bright and spacious, three bedroom detached home is located on a corner plot with a private garden on two sides, a garage, and a driveway with parking space for two cars.

Walking through the front door, you are greeted by an entrance hall, a downstairs WC, a living room with double aspect windows making it light and airy. The well-equipped fitted kitchen / diner with integrated white goods and double patio doors giving direct access to the garden.

Upstairs, the principle bedroom includes built-in wardrobes with an ensuite shower room, two further double bedrooms. The family bathroom with a bath and a shower overhead. The lovely rear landscaped garden has a patio area, gravel and mature borders. A gate from the garden provides access to the single garage, which is equipped with power, light, and overhead storage. The off road parking in front of the garage allows for two cars.

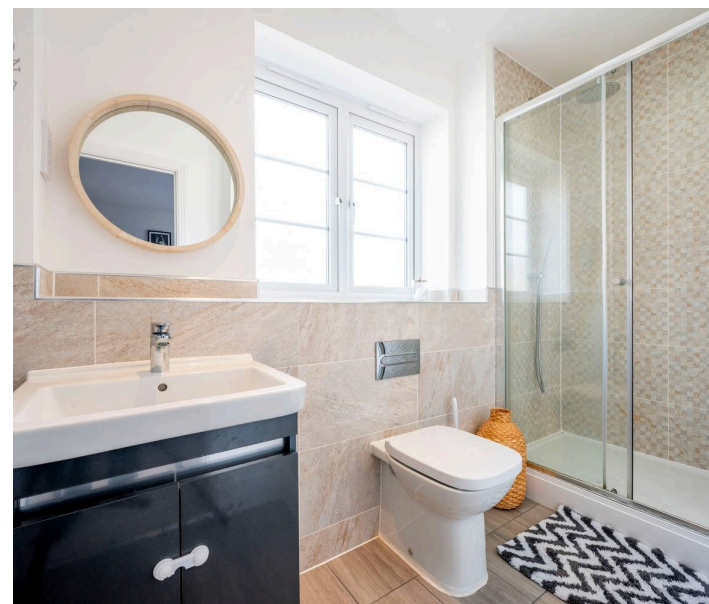
We understand the property to be for sale as Freehold. The property was built by Cala Homes in 2018 and still benefits from the NHBC. There is an estate service charge for the upkeep of communal areas, the current owners are paying approximately £354.29 per annum.

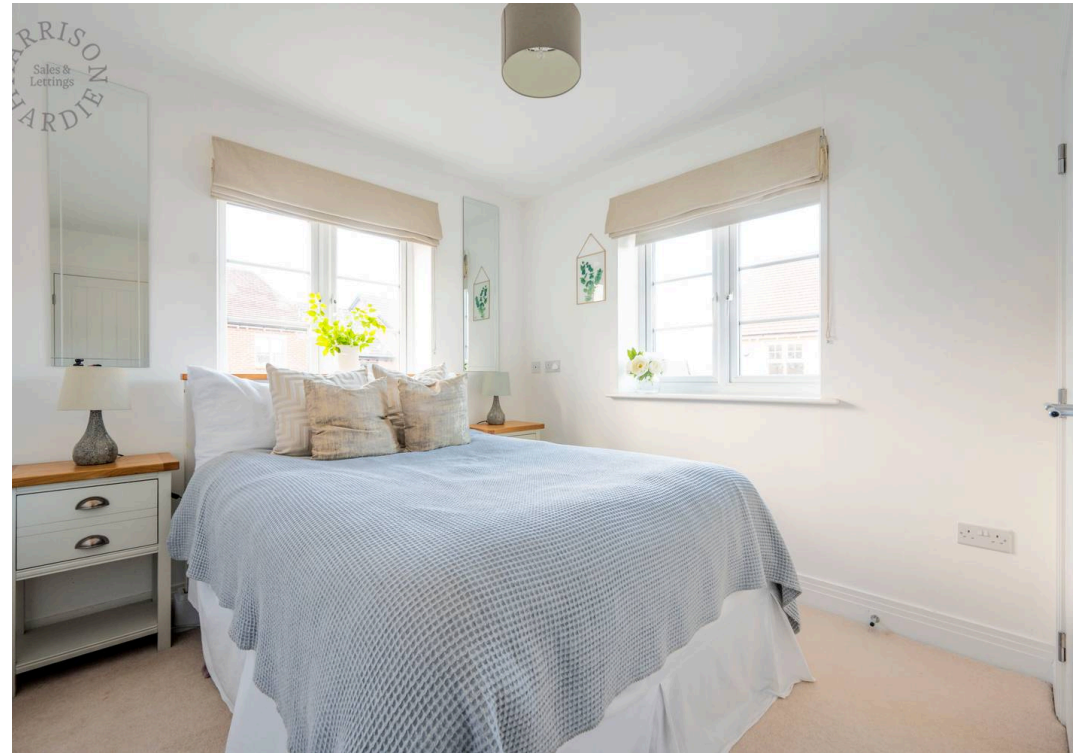
Agents Note: Please note that these are stock images from 2025 before a tenancy started, and the appearance of the property may differ.

Council Tax Band C

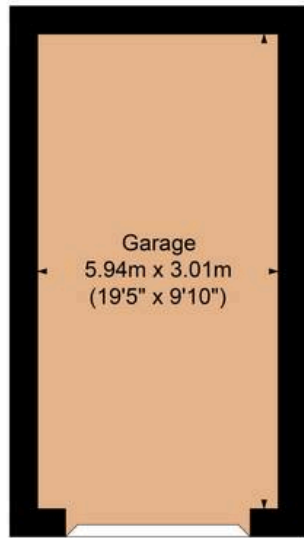
EPC: C

[what3words///couriers.renewals.parked](https://www.what3words.com/couriers.renewals.parked)

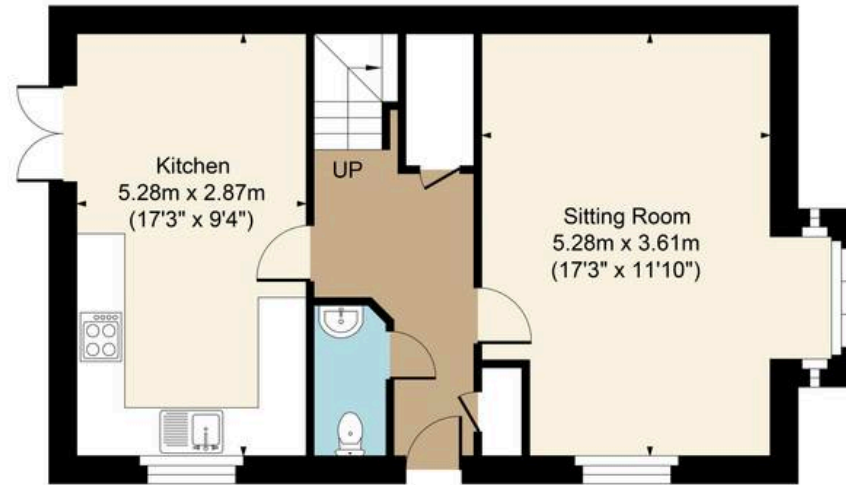




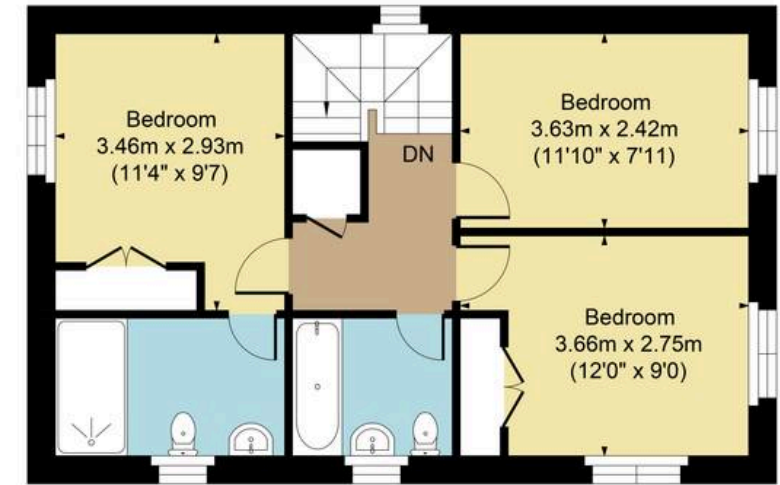
Main House Approx. Gross Internal Area:- 92.84 sq.m. 999 sq.ft.
Garage Approx. Gross Area:- 17.88 sq.m. 192 sq.ft.
Total Approx. Gross Area:- 110.72 sq.m. 1192 sq.ft.



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