



Large Detached Bungalow

Open Plan Kitchen/Diner/Family Room

Generous Size Plot With Views

Three/Four Bedrooms

Cloakroom, Bathroom & En-Suite Bathroom

Attached Integral Double Garage

The Croft, Catterals Lane
Whitchurch SY13 4DF

Offers Over £500,000



The Croft has been extended over the years and now offers spacious, flexible living accommodation on one level to suit retirement or family living.

It is situated on a generous sized plot with gardens to the front and rear, boasting open countryside views.

The bungalow offers an open plan kitchen/diner/family room, utility room, separate cloakroom/WC, lounge which could be a fourth bedroom and a family bathroom with a four-piece suite. There are three bedrooms, the master has en-suite facilities and double doors opening onto the garden with views across the surrounding countryside.

Ample parking to the front leads to a large integral double garage with electric up and over doors.

Strangely, you feel as though you could be miles from anywhere, yet you can be in the centre of Whitchurch within a matter of minutes. The bungalow is situated in a semi-rural location, with other equally desirable properties nearby, so it is by no means isolated - perfect! Nearby road links provide swift vehicular access to larger conurbations including Chester, Shrewsbury, Wrexham and Wolverhampton.

Offering NO ONWARD CHAIN - Viewings are highly recommended.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



Entrance Porch 11' 1" x 3' 1" (3.39m x 0.939m)
Double glazed windows and door, inner door to hall.
Radiator

Hall 19' 6" max x 9' 2" max (5.95m max x 2.80m max)
Spacious hall with built in cupboards and radiator.

Lounge/Potential Bedroom 4 17' 11" x 12' 11" (5.46m x 3.93m)
Double glazed windows and double glazed french doors leading out to the front garden. Radiator. Multi fuel cast iron burner.

Open Plan Kitchen/Diner/Family Room 25' 6" max x 19' 0" max (7.77m max x 5.79m max)
Double glazed windows with central double glazed patio doors giving access to the rear garden with views over-looking open countryside. Two double glazed windows to the front and two radiators. Part vaulted ceiling. The kitchen has been fitted with a range of wall and base units, incorporating, inset sink, inset five ring gas hob (supplied by standalone gas supply) with extractor over, integrated dishwasher, Neff eye level electric oven, Neff microwave and integrated fridge/freezer. Matching island unit.

Cloakroom/WC 4' 11" x 3' 8" (1.51m x 1.13m)
Double glazed window. Free standing oil central heating boiler, WC and wash hand basin. Loft access.

Utility/Side Entrance 14' 10" x 5' 7" (4.52m x 1.70m)
Additional entrance from the front of the property with double glazed stable door to the rear and integral door to the double garage. Base units with inset sink and plumbing for a washing machine.

Bedroom 1 14' 4" x 12' 8" plus recess (4.37m x 3.87m plus recess)
Two double glazed windows to the front and twin opening double glazed patio doors to the rear over looking the garden and countryside views. Two radiators.

En-Suite Bathroom 10' 7" x 6' 8" (3.22m x 2.04m)
Double glazed window and towel radiator. Four piece suite, comprising large shower cubicle with electric shower over, WC, wash hand basin and twin ended bath. Part tiled walls and extractor fan.

Bedroom 2 10' 8" x 7' 10" (3.24m x 2.40m)
Double glazed window to rear with views. Radiator.

Bedroom 3 10' 8" x 6' 11" (3.24m x 2.11m)
Double glazed window. Radiator.

Bathroom 9' 7" into recess x 8' 2" max (2.92m into recess x 2.50m max)
Double glazed window and towel radiator. Four piece suite, comprising shower cubicle with electric shower over, bath, wash hand basin and WC. Part tiled walls and extractor fan.

OUTSIDE

The bungalow stands on a generous size plot with gardens to the front and rear.

To the front is a large driveway providing ample parking (for 6 to 8 cars), leading to an attached double garage, lawned area, mature borders, paved patio and access to the rear garden.

The rear garden backs onto open countryside and has a large lawned area, paved patio and a range of outbuildings.

Attached Double Garage 19' 0" x 18' 11" (5.79m x 5.77m)
Large attached integral double garage with integral door into the Utility/Side Entrance. Twin electric up and over doors, two double glazed windows to the rear. Electric power and lighting. Loft access.

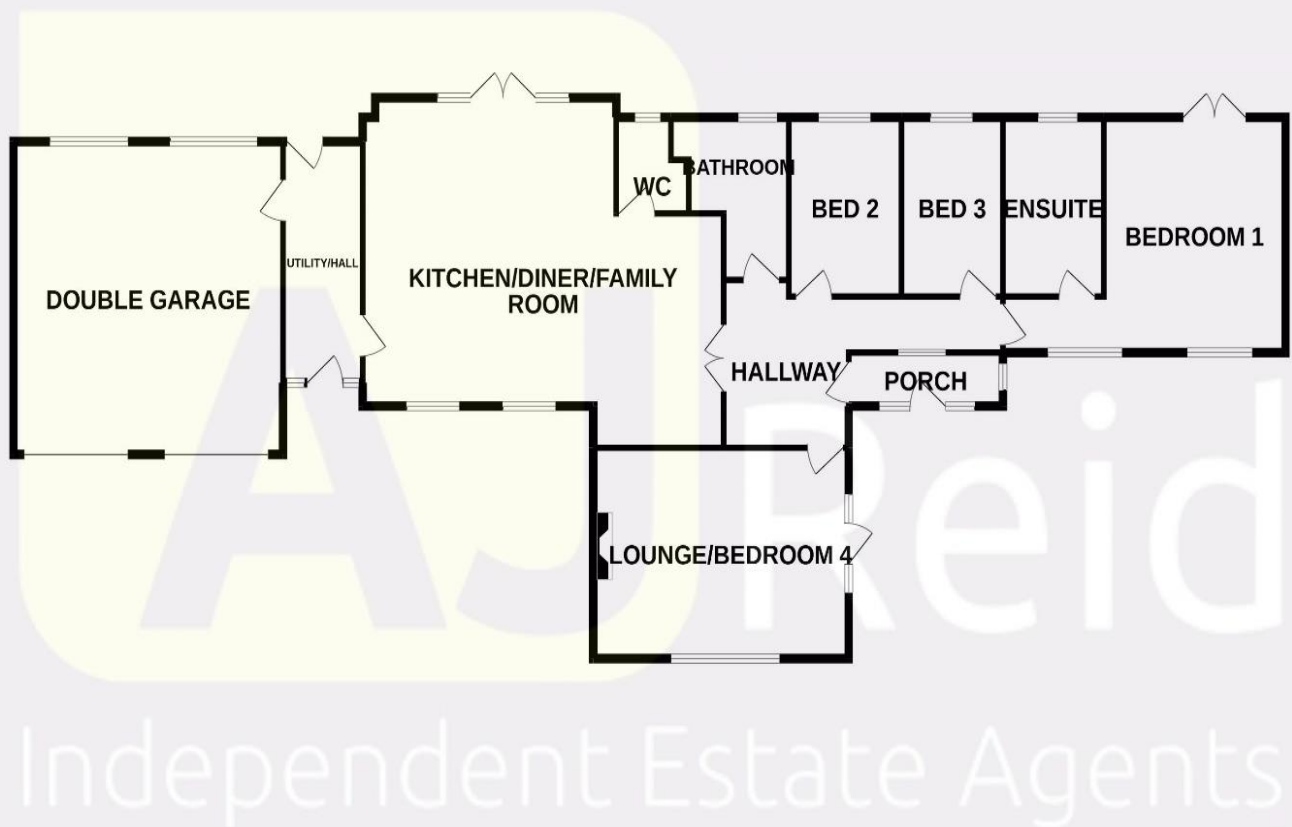
Services
Mains water and electricity. Septic tank drainage.

Central Heating
Oil fired boiler supplying radiators and hot water.

Tenure
Freehold.

Council Tax
Shropshire Council – council tax Band D

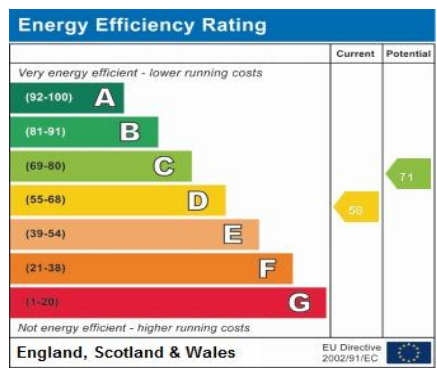
Agents Note
Completion is subject to grant of probate.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From Whitchurch, proceed out of town, along Station Road and continue until reaching the roundabout. Turn right (second exit) onto the bypass and continue to the next roundabout. Turn left (first exit) into Ash Road, signposted for Ash, Calverhall and Ightfield and continue for a short distance, turning first left into Catterals Lane. Follow the lane for a short distance, take the first right and The Croft is located on the left hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

