



Mucklestone Road Loggerheads



£484,950

56 Merrial Street
Newcastle under Lyme
ST5 2AW
01782 625734



Shropshire Heights Mucklestone Road Loggerheads TF9 4DJ

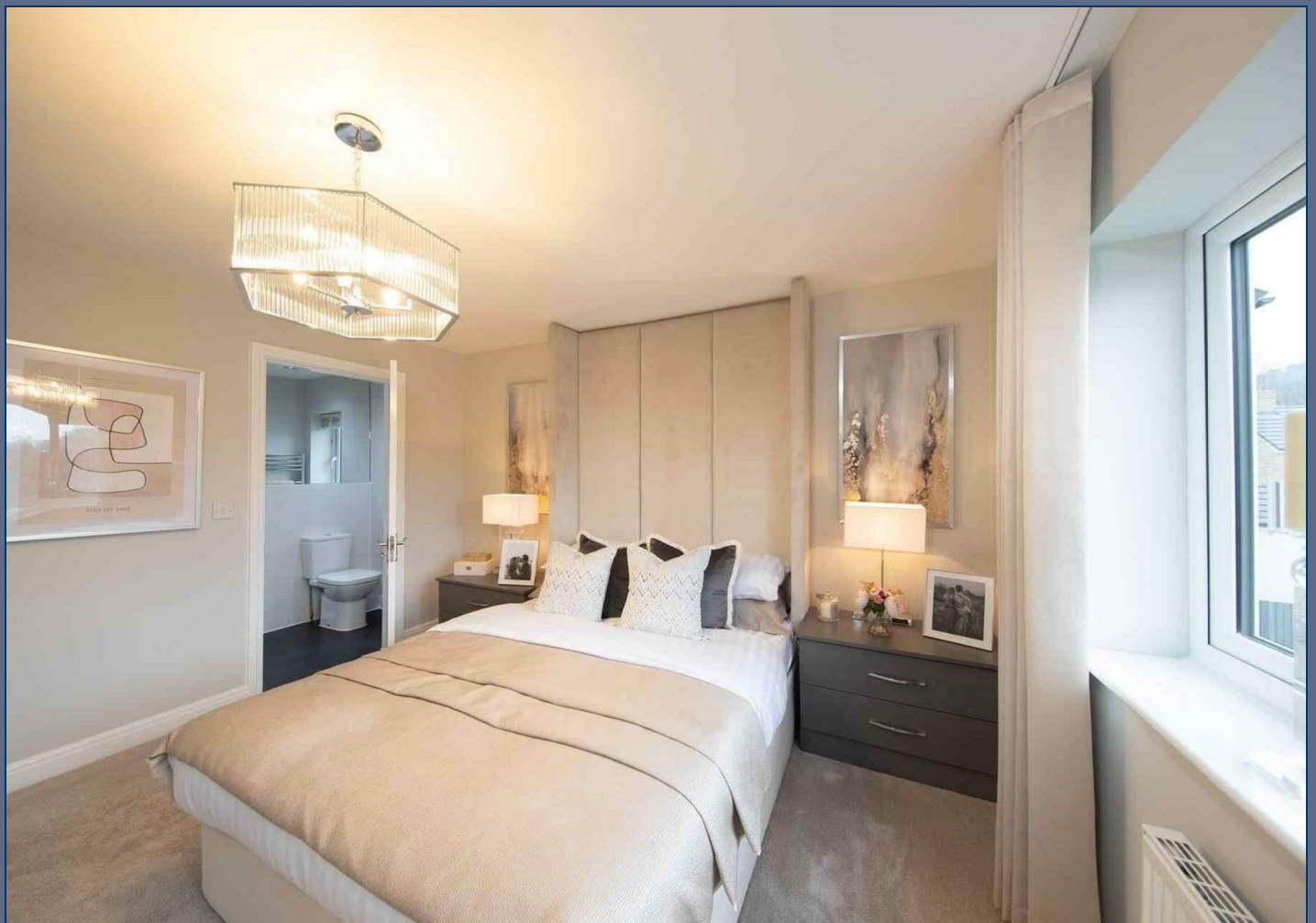
MOVE IN READY! The Larch at Shropshire Heights is an impressive 5 BEDROOM family home. Featuring an OPEN-PLAN KITCHEN DINER with choice of luxury finishes, 2 sets of BI-FOLD DOORS from the Lounge, Utility Room, Study, EN-SUITE AND dressing area from the Master Bedroom and an integral DOUBLE Garage.

The Larch is an impressive five bedroom detached home, which provides flexible living spaces to accommodate the needs of growing families. Downstairs you'll find a private ground floor study off the hallway, so you can comfortably work from home, without forfeiting any of your living space. However, if a nursery or games room would work better for you, then that's totally fine too.

The rear of your home is made up of a spacious lounge and an open plan kitchen/diner, both of which come with bi-fold doors which lead to the garden, ensuring a light and bright home all year round. The kitchen/diner will become the hub of your home, offering plenty of space for meal preparation, family meal times and socialising. You can hide away any clutter in the handy utility, making it a great additional storage space. The downstairs w/c is also a handy bonus when you have guests. The Larch also comes with a double integral garage and how you choose to use this additional space is completely up to you.

On the equally spacious first floor, you'll find five bedrooms to choose from. Both the master and second bedroom come accompanied by private en suites, while the rest of the family have a bathroom to share, so battling over the bathroom in the morning really will become a thing of the past. The master bedroom also comes with an impressive dressing area. A further three good-sized bedrooms make up The Larch, ensuring there's plenty of space for friends and family to stay too.

£20,000 Deposit Contribution included

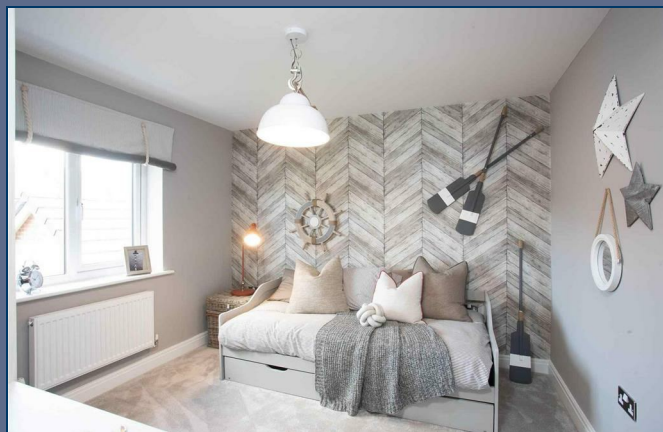
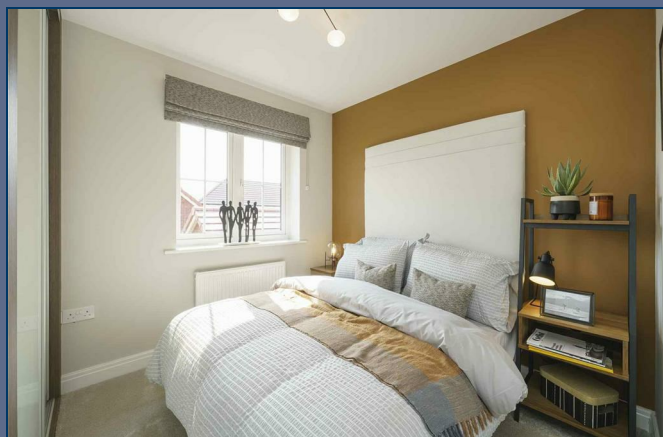


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|---------------------|--------------------------------|
| Lounge | 12'7" x 19'3" (3.850 x 5.885) |
| Kitchen/Dining Room | 18'3" x 15'6" (5.573 x 4.735) |
| Study | 8'0" x 9'7" (2.450 x 2.942) |
| Bedroom One | 15'6" x 10'6" (4.735 x 3.201) |
| Bedroom Two | 12'0" x 10'3" (3.663 x 3.146) |
| Bedroom Three | 8'10" x 10'6" (2.713 x 3.219) |
| Bedroom Four | 8'10" x 10'5" (2.713 x 3.178) |
| Bedroom Five | 9'9" x 6'9" (2.997 x 2.063) |

Shropshire Heights Development

The Surrounding Area





Stephenson Browne Estate Agents

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56 Merial Street, Newcastle under Lyme
Staffordshire, ST5 2AJ
Tel: 01782 625734

Sandbach
38 High Street, Sandbach
Cheshire, CW11 1AN
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NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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