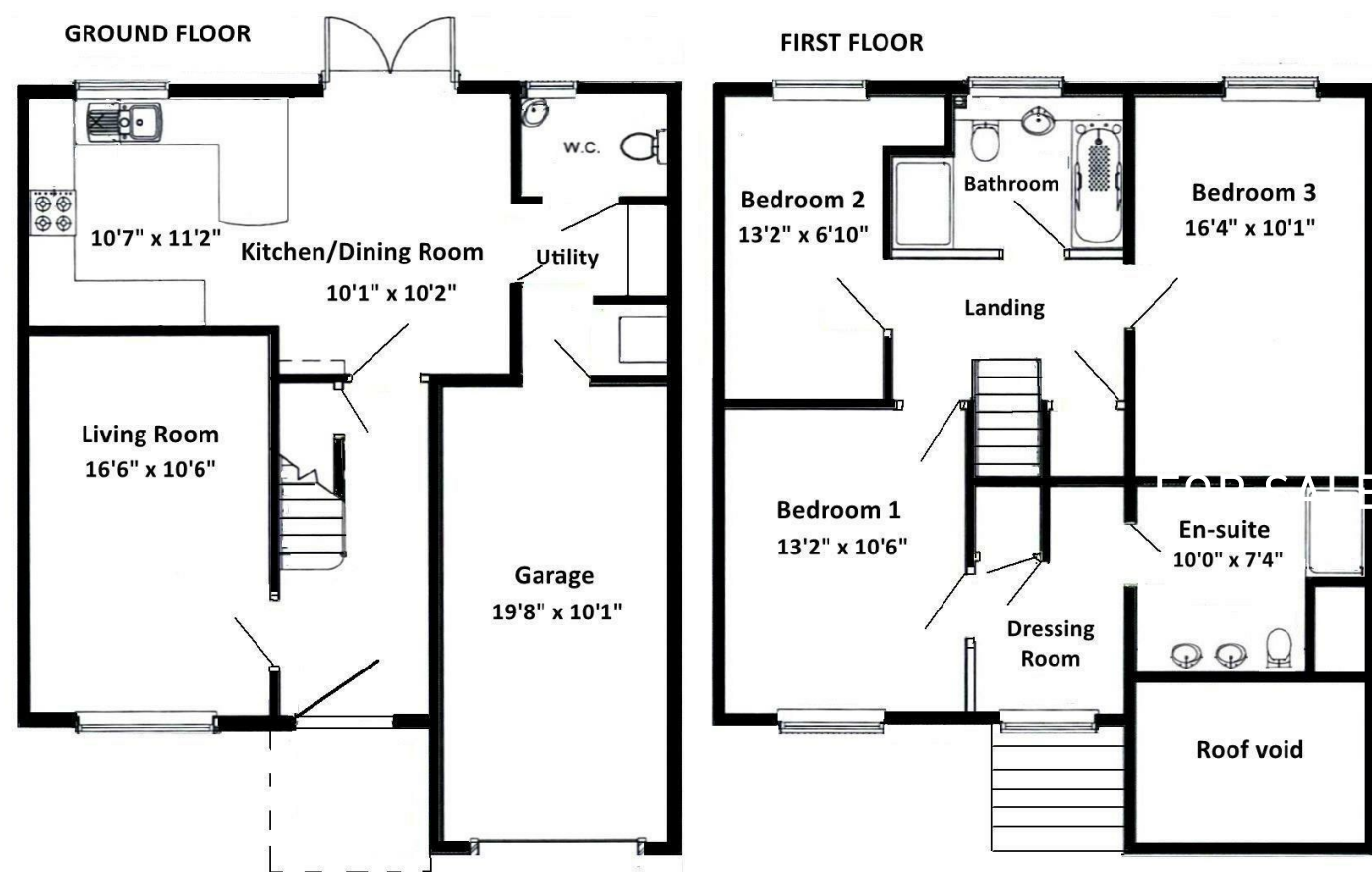


FOR SALE

28 Ridgeway View Churchstoke, Powys, SY15 6BF



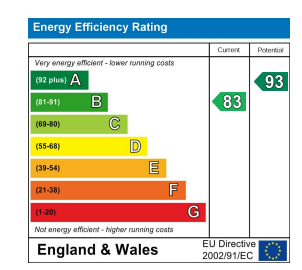
FOR SALE

Price: £285,000

28 Ridgeway View Churchstoke, Powys, SY15 6BF

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



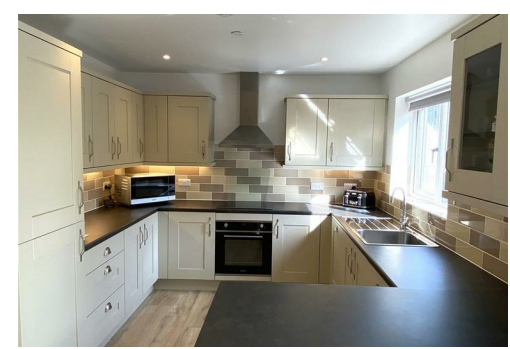
**\*\*NO UPWARD CHAIN\*\***

A fabulous semi detached house presented in near "show home" condition on this desirable development. Completed in 2021 to exacting standards with a wealth of modern features, this energy efficient home provides spacious 3 bedrooms, living room, superior fitted kitchen/diner, dressing room, en-suite and main bathroom, WC, utility and integral garage. Ample parking to the front and patio and terrace garden to the rear and side.



**01588 638 755**

**Bishops Castle Sales**  
33b Church Street, Bishops Castle, Shropshire, SY9 5AD  
E: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)



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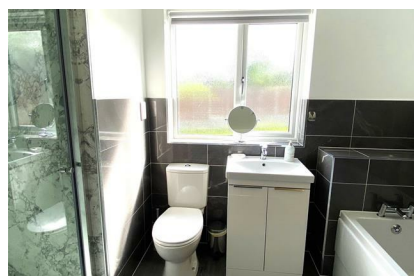
1 Reception Room



3 Bedrooms



2 Bath/Shower Rooms



- Energy efficient semi-detached house
- 3 spacious bedrooms
- Family bathroom, en-suite and separate WC
- Living room, kitchen/diner
- Dressing room, utility
- Integral garage, ample parking
- Patio and terrace gardens to rear and side
- Situated on a desirable development

#### GENERAL REMARKS

28 Ridgeway View is an exceptional example of how to build houses. Completed in 2021 and with the balance of a 10 year building guarantee, the house is of a super insulated timber frame construction and finished to an extremely high standard. It features 'Smeg' kitchen appliances, 'Sheraton' kitchen, underfloor ground floor heating and first floor radiators powered by a 'Mitsubishi' air source heat pump, USB sockets, part oak and quality tiled flooring, full fibre broadband and internet connections, composite front door and colour foiled uPVC windows and French doors.

The property has an excellent energy rating of B, and should deliver domestic savings to its beautifully presented accommodation comprising, 3 good sized bedrooms with a dressing room and en-suite shower to the master suite, family bathroom, generous and well equipped kitchen/dining room, living room, utility, separate WC, hallway and integral garage with electric roller door. Outside to the front, is a large parking forecourt for 2/3 cars with gravelled terrace to the side and rear: steel steps lead up to a level terrace lawn with pleasant views.

#### SITUATION

It is set in a slightly elevated position at the end of the cul-de-sac with views out towards the Kerry Ridgeway and Camlad Valley. Set in the village of Churchstoke and within walking distance of the primary school, community centre, church, two pubs and large shopping centre.

The major towns of Welshpool, Newtown and Shrewsbury are all within comfortable driving distance and provide access to the national road and rail network.

#### ACCOMMODATION

Arranged over two floors, the well presented and spacious accommodation comprises:

#### ENTRANCE HALL

With external open porch, composite entrance door, oak floor and doors to the:

#### LIVING ROOM

16'6" x 10'6" (5.03m x 3.20m)  
Finished with oak floors and double-glazed window to the front.

#### KITCHEN/DINER

21'0" x 10'7" (6.40m x 3.23m)  
Extremely well appointed and furnished with 'Smeg' appliances, induction hob, oven and extractor, fridge freezer, dish washer, stainless steel sink unit, quality base and wall units, wood effect ceramic tiles, generous dining area with French doors to outside, downlighters and access to:

#### UTILITY

7'2" x 6'9" (2.18m x 2.06m)  
Stainless steel sink unit, matching floor tiles and plumbing for washing machine.

#### SEPARATE WC

Low flush unit, wash basin and matching floor tiles.

#### GARAGE

19'8" x 10'1" (5.99m x 3.07m)  
Integral to the building with power and light, electric roller door and internally plastered and decorated.

The staircase rises from the hall to a good sized landing with doors to the:

#### FAMILY BATHROOM

Well appointed with white bath, wash basin, WC and recessed shower, towel radiator, half wall tiling and grey driftwood floor tiles.

#### BEDROOM 1

13'2" x 10'6" (4.01m x 3.20m)  
Fitted carpet, radiator and window to the front.

#### DRESSING ROOM

10'0" x 6'0" (3.05m x 1.83m)  
Fitted carpet, radiator and cupboard.

#### EN-SUITE SHOWER ROOM

10' 0" x 7'4" (3.05m x 2.24m)  
Recessed cubicle, towel radiator, grey driftwood floor tiles, WC, wash basin, rooflight and store cupboard.

#### BEDROOM 2

16'4" x 10'1" (4.98m x 3.07m)  
Fitted carpet, window to rear garden and radiator.

#### BEDROOM 3

13'2" x 6'10" (4.01m x 2.08m)  
Fitted carpet, window to the rear garden and radiator.

#### OUTSIDE

The front is approached by a wide tarmac parking area suitable for 2/3 cars, in addition to the integral single garage with electric roller door. A gate at the side gives access to the good sized and private gravelled patio with a paved path along the back of the house with access to the French doors of the kitchen/diner. Metal steps lead up to the large level lawns overlooking the house and beyond towards the Camled Valley.

#### SERVICES

We are informed that mains water, electricity and drainage are connected. A 'Mitsubishi' air source heat pump is installed, fibre broadband with internet connections and USB sockets.

#### COUNCIL TAX

Band D - Powys Council

#### VIEWING

Strictly through the Selling Agents: Halls 33b Church Street, Bishops Castle, SY9 5AD. Tel: 01588638755. Email: bishopscastle@hallsgb.com

#### DIRECTIONS

From Bishops Castle, proceed to Churchstoke and go past Churchstoke shopping centre and continue down the bank into the village and turn right into Orchard Close. Continue up here, bearing right and straight on into Ridgeway View. No 28 is located last but one the left hand side.

#### MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.