



FOR SALE

Offers in the region of £460,000

Meadow View, Weston Lullingfields, Shrewsbury, SY4 2AD

A comprehensively improved and generously extended detached 3/4 bedroom bungalow occupying a delightful elevated position whilst boasting a detached double garage, well maintained gardens, and a range of useful outbuildings, idyllically situated within the north Shropshire village of Weston Lullingfields.



Ellesmere (7 miles), Shrewsbury (10 miles), Wrexham (19 miles), Chester (35 miles).



- Impeccably Presented
- Generously Extended
- Potential for Dependant Living
- Driveway and Double Garage
- Gardens with Gazebo and Kennels
- Peaceful Village Location

DESCRIPTION

Halls are delighted with instructions to offer Meadow View in Weston Lullingfields for sale by private treaty.

Meadow View is a comprehensively improved and generously extended detached 3/4 bedroom bungalow occupying a delightful elevated position whilst boasting a detached double garage, well maintained gardens, and a range of useful outbuildings, idyllically situated within the north Shropshire village of Weston Lullingfields.

Internally, the property has been generously extended to now offer approximately 1800 sq ft of well-designed and impeccably presented accommodation, which at present comprises, an Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room, Boot Room, two Bedrooms (one of which enjoys Jack & Jill access to an En-Suite Wet-Room), family Bathroom (with Sauna), and a Master Suite comprising a wonderful Bedroom area complimented by En-Suite Shower Room and Dressing Room, along with a mezzanine Living Area which has potential to be utilised as a fourth Bedroom.

The Master Suite offers excellent potential for use as dependant living.

Externally, the property enjoys an elevated position affording delightful views over the surrounding countryside, whilst also featuring a double width tarmac driveway offering space for the parking of a number of vehicles, this leading on to the detached double garage. Meadow View also boasts wraparound gardens which have been designed with ease of maintenance in mind and, similarly to the property, been much improved by the current vendors to now comprise, to the front, a predominately lawned garden interspersed by attractive floral beds and bordered by established hedging, with a high spec Gazebo/Summerhouse which contains the four-man hot tub. To the rear can be found a paved courtyard which features brick kennelling and a timber garden storage shed.

The sale of Meadow View does, therefore, offer the very rare opportunity for purchasers to acquire a much improved and extended detached 3/4 bedroom bungalow benefitting from attractive gardens and a range of outbuildings, idyllically located in this popular north Shropshire village.

SITUATION

Weston Lullingfields is a peacefully situated rural village set amongst the well-renowned Shropshire countryside; conveniently located between the larger village of Baschurch and the lakeland town of Ellesmere, both of which offer a range of amenities, to include Schools, Supermarket, Medical Facilities, and a range of independent shops. Weston Lullingfields is also well placed for access to the county town of Shrewsbury, as well as Wrexham and Chester, all of which provide a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

The property is entered via a UPVC door with glazed panel and triple glazed panels to either side in to an:

ENTRANCE HALL

Tiled flooring, inspection hatch to loft space and a door leading in to the:

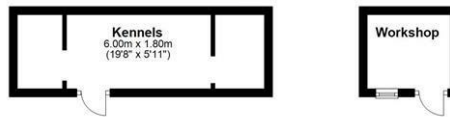
LIVING ROOM

Fitted carpet as laid, triple glazed UPVC window on to front elevation offering views over the countryside beyond, Clearview multi-fuel stove set on to black marble hearth, wooden cast iron surround.



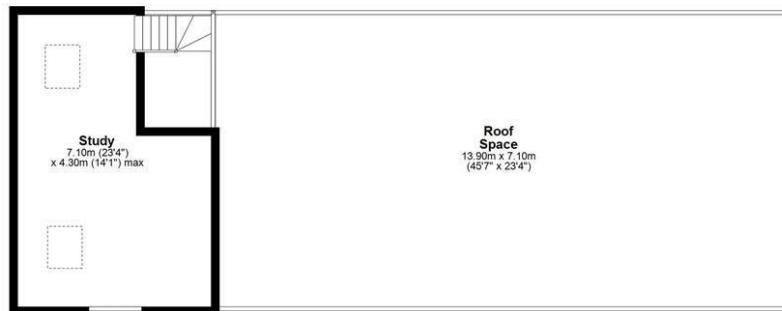
Ground Floor

Main area: approx. 140.8 sq. metres (1515.9 sq. feet)
Plus outbuildings: approx. 30.1 sq. metres (323.2 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.6 sq. feet)



Main area: Approx. 168.9 sq. metres (1817.5 sq. feet)
Plus outbuildings: approx. 38.4 sq. metres (413.6 sq. feet)

Meadow View

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



3 Bedroom/s



3 Bath/Shower
Room/s



KITCHEN/DINING ROOM

Wood effect tiled flooring, UPVC double glazed bi-fold doors leading out on to patio area and front garden beyond, UPVC double glazed window on to rear elevation, fully glazed double glazed UPVC door leading on to rear aspect, fitted kitchen which contains a selection of base and wall units with quartz worktops above, inset stainless steel one and half sink with draining area to one side (H&C) mixer tap above with freestanding Rangemaster Professional Deluxe cooker with induction hob above and double oven, grill and warming tray below this, with a Fisher & Paykel extractor fan above, further appliances to include: integrated Lamona dishwasher.

Also boasting a complimentary kitchen island with a number of storage and pan drawers below and power sockets, planned space for microwave.

One end of the room is given over to a planned space for a dining/breakfast table, offering a lovely space to enjoy the countryside views beyond.

UTILITY ROOM

Wood effect tiled flooring with underfloor heating, UPVC double glazed window on to rear elevation, partly tiled walls, base units with planned space for appliances with roll topped work surfaces above, inset stainless steel sink with draining area to one side and (H&C) mixer tap above.

BOOT ROOM

Tiled flooring, exposed brick walls, UPVC door with glazed panel allowing access on to front and rear elevations.

BEDROOM THREE

Fitted carpet as laid, UPVC triple glazed window on to front elevation, ceiling fan, built in mirror-fronted sliding doors wardrobes, and a sliding door leading in to the:

EN SUITE WET ROOM

Wood effect tiled flooring, fully tiled walls and bathroom suite to include: low flush WC, pedestal hand basin (H&C) mixer tap with touch-free lighted and heated bathroom mirror above, one end of the room is given over to the shower space with mains fed shower head and rainfall attachment and recessed shelving and electric heated towel rail.

BEDROOM TWO

Fitted carpet as laid, UPVC double glazed window on to rear elevation.



FAMILY BATHROOM

Wood effect tiled flooring, two opaque double glazed window on to rear elevation, fully tiled walls and bathroom suite to include: walk-in one and half man shower, electric shower above and glass screen, hand basin set in to vanity unit with drawers below and touch-free lighted and heated bathroom mirror above, shaver point, low flush WC and heated towel rail.

The Bathroom also features a UK Saunas cedar ceramic two man Sauna, with remote control capacity.

MASTER SUITE

An excellent and versatile space which, whilst ideal as a very luxurious Master Suite, could benefit those buyers looking for dependant or multi-generational living

Fitted carpet as laid, UPVC triple glazed window on to front elevation, ceiling fan, carpeted stairs to the mezzanine Living Space and a door in to the:

EN SUITE SHOWER ROOM

Tiled flooring, fully tiled walls, opaque UPVC double glazed window on to rear elevation, walk-in shower cubicle with mains fed shower with rainfall head, and recessed fully tiled storage area, hand basin set in to vanity unit with storage below, low flush WC, underfloor heating and touch-free lighted and heated bathroom mirror above and a heated towel rail.

DRESSING ROOM

Fitted carpet as laid, underfloor heating, a selection of storage units and clothes rails with dressing mirror at one end.

Carpeted stairs, with storage below, rise to the:

MEZZANINE LIVING AREA

Fitted carpet as laid, UPVC triple glazed window on to front elevation allowing spectacular vies over the north Shropshire countryside and beyond, two velux ceiling lights with a door leading in to the attic storage space.

OUTSIDE

The property is approached through lockable full height metal gates, over a double width tarmac driveway offering space for the parking a number of vehicles, this leading on to the:

DETACHED DOUBLE GARAGE

Electrically operated front roller shutter door, concrete floors, access door on to the side with power and light laid on, mains water fed in to the side.



A paved walkway leads around to the front of the property, which comprises an area of shaped lawn bordered by established hedging offering an excellent amount of privacy but with the views being retained beyond, this bordered by established floral and herbaceous beds and leading on a gravelled area which contains the:

GAZEBO/SUMMER HOUSE

19'8" x 9'10"

Constructed of stainless steel and solid wood, with a balance of the 20 year warranty left remaining. Canvas roof and tiled flooring, detachable canvas sides, and housing the Hot Spring 4/5 man hot tub with infrared heating system, and with power and light laid on.

External sockets are in place around the garden/property with to the far side of the building, a full height, metal gate allowing pedestrian access back on to the road.

REAR COURTYARD

Further privacy added by a full height timber gate, predominantly paved with gravel borders, a paved patio area offering ideal space for outdoor dining and entertaining bordered by a high level floral bed, the rear courtyard also contains the purpose built:

KENNELS

19'8" x 6'6"

Brick and block construction, gravelled flooring with soak away drain beneath, twin kennels separated by timber divider, galvanised steel frontages and with power light and water laid on.

The rear garden also contains the recently installed Worcester Bosch combi boiler and accompanying oil tank. along with a timber garden storage shed/workshop (approx 1.8m x 3.6m) set on to a concrete base and again with power and light laid on.

SERVICES

We understand that the property has the benefit of mains water, electricity, and drainage.

TENURE

The property is said to be of freehold tenure an vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band D on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.

FOR SALE

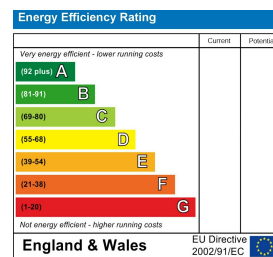
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

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