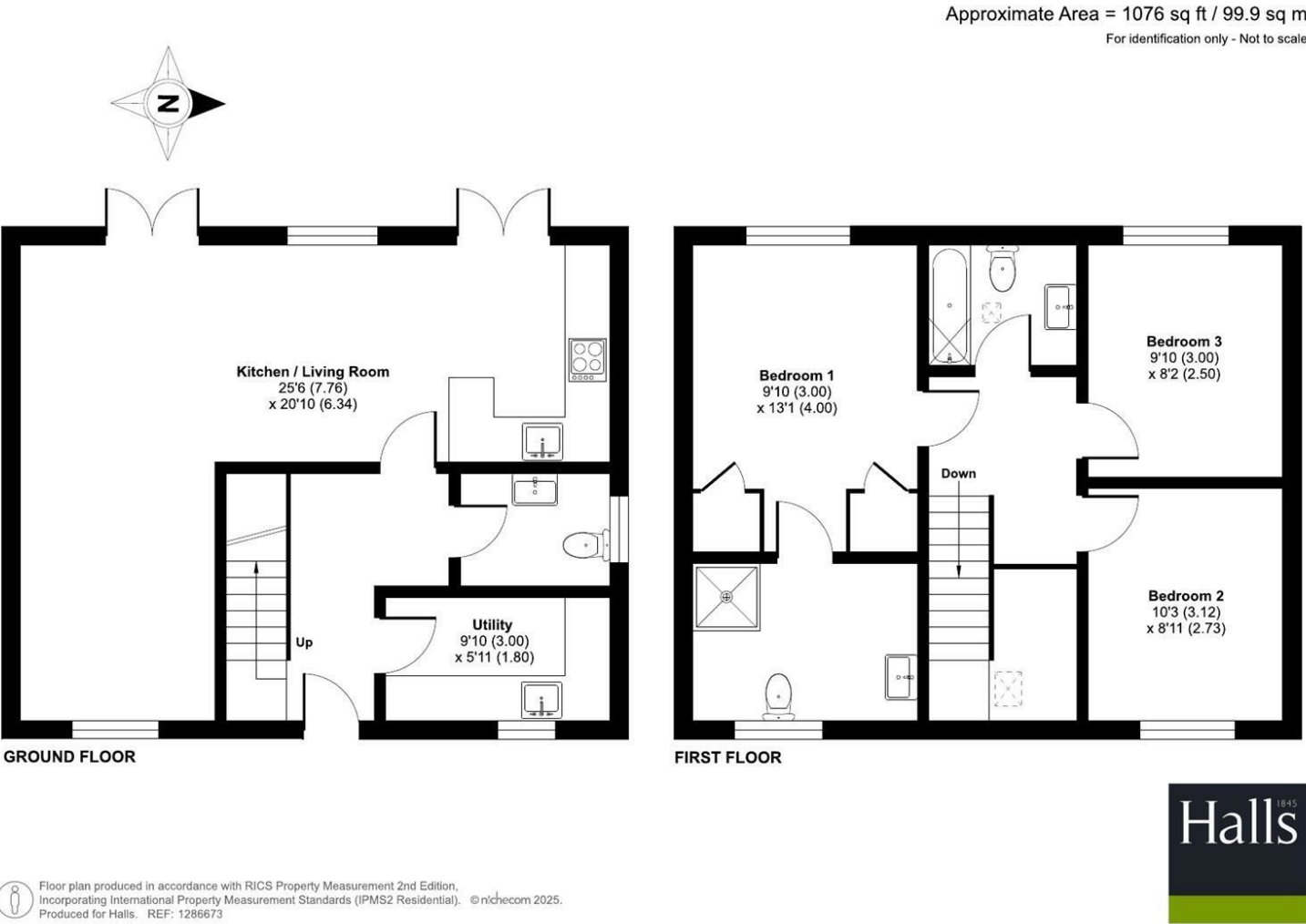


FOR SALE

2 Newnes Gardens, Yorton, Shrewsbury, SY4 3BQ



FOR SALE

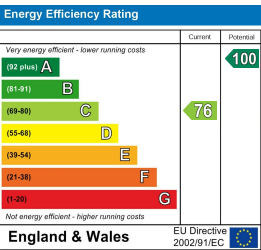
Offers in the region of £324,995

2 Newnes Gardens, Yorton, Shrewsbury, SY4 3BQ

**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



An immaculately presented and recently constructed three-bedroom semi-detached cottage style property benefitting from thoughtfully designed living accommodation, driveway parking, and attractive gardens which back onto woodland, pleasingly situated within a select development in the charming rural village of Yorton.



01691 622602

**Ellesmere Sales**  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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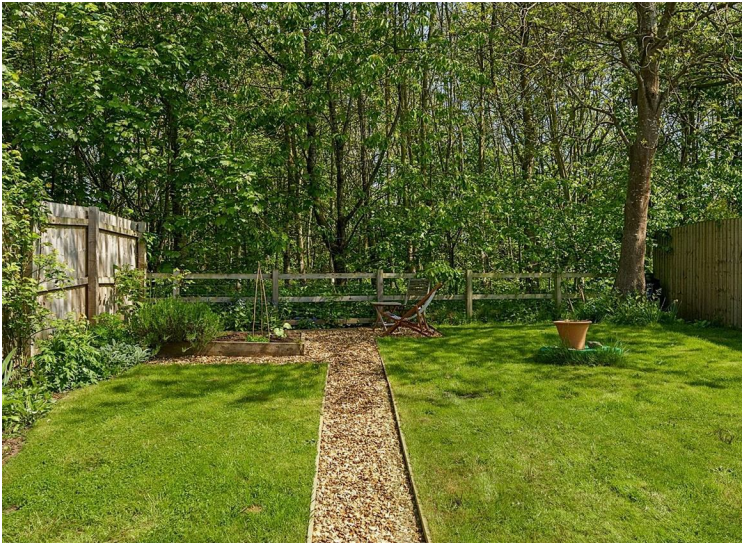
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Immaculately Presented
- Recently Constructed
- Well Designed
- Attractive Gardens
- Close to Rail Links
- Charming Village Location

DESCRIPTION

Halls are delighted with instructions to offer 2 Newnes Gardens in Yorton for sale by private treaty.

2 Newnes Gardens was completed in 2021 and has been carefully maintained by the current vendor, who has occupied the property since its construction; the property enjoys all the conveniences of modernity but with a traditional cottage-style ambience, whilst providing over 1,000 sq ft of thoughtfully designed and tastefully appointed living accommodation, situated over two floors, there comprising, on the ground floor, and Entrance Hall, Utility Room, Cloakroom, and wonderful open-plan Kitchen/Living/Dining Space, with, to the first floor, three well-proportioned Bedrooms (the master enjoying an En-Suite) and a family Bathroom.

The property is complemented by a respectable level of external space with, to the front, ample driveway parking for a number of vehicles and, to the rear, private gardens which back onto woodland and offer a serene backdrop for enjoying the calibre of the setting, with the rear gardens having been improved by the current vendor to now comprise areas of lawn bordered by an attractive paved patio area, the latter representing an ideal spot for outdoor dining and entertaining.

SITUATION

Yorton is particularly popular and peaceful village positioned against the rolling backdrop of the noted north Shropshire countryside; despite its size, the village enjoys a respectable range of amenities, including train station and church, whilst also remaining convenient for the nearby, larger village of Clive and Harmer Hill which, between them, offer a wider range of amenities, such as Medical Facilities, School, Public House, and Village Halls, with the county centre of Shrewsbury conveniently positioned around 8 miles to the south and offering a more comprehensive range of amenities.

Yorton is within walking distance of a plethora of excellent countryside walks around Grinshill and Corbet Woods, as well as the wider area, ideal for those with cycling, rambling, or equestrian interests.

SCHOOLING

The property lies within a convenient proximity to a number of well-regarded state and private schools, including Clive CofE Primary School, Myddle CofE Primary School, Hadnall CofE Primary School, Smallbrook Secondary, Thomas Adams School, The Corbet School, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall, and Adcote School for girls.

DIRECTIONS

Leave Shrewsbury to the north via the A528 in the direction of Ellesmere, passing through the villages of Albrighton, Preston Gubbals, and Harmer Hill until, around 1.2 miles after passing Harmer Hill, a right hand turn leads onto Broughton Bank (signposted Clive/Yorton). After around 0.5 miles, and after passing under the railway bridge, turn right onto Wayside, turning right shortly after into the Newnes Gardens development, where the property will be situated on the left, identified by a Halls "For Sale" board.

THE PROPERTY

The property provides principal access into an impressive full-height Entrance Hall, where stairs rise to the first floor and a door opens immediately to the right into a useful Utility Room, which features a window onto the front elevation and a range of base units with planned space for appliances. Also accessed off the Entrance Hall is a wonderful open-plan Living/Dining/Kitchen situated to the rear of the property and boasting wonderful views over the attractive rear gardens and the woodland backdrop, with access to the same provided by two sets of patio doors, whilst featuring a modern country-chic Kitchen and ample space for seating and dining areas. The ground floor accommodation is completed by a Cloakroom, ideal for guests.

Stairs rise to a first floor landing overlooking the Reception Hall, where doors open into three well-proportioned Bedrooms, with the Master enjoying integrated wardrobe space and an adjoining En-Suite Shower Room, with the first floor completed by a family Bathroom containing an attractive white suite.

OUTSIDE

The property is accessed onto a block-paved driveway providing ample space for a number of vehicles and bordered by areas of well-tended lawn. The rear gardens are a particularly notable feature of the property, having been improved by the current vendor and enjoying a serene backdrop of mature woodlands, whilst comprising an attractive paved patio area ideal for sitting out, this leading on to an expanse of lawn which is intersected by a gravel path culminating at a vegetable bed.

THE ACCOMMODATION COMPRISES:

- Ground floor - Entrance Hall
- Open-plan Kitchen/Living/Dining Area - 7.76m x 6.34m
- Utility Room - 3m x 1.8m
- Downstairs Cloakroom

- First floor - Landing
- Bedroom One 4m x 3m
- En-suite Shower Room
- Bedroom Two 3.12m x 2.73m
- Bathroom
- Bedroom Three 3m x 2.5m

W3W

///micro.steady.toddler

SERVICES

We understand that the property has the benefit of mains waters, electricity and drainage. The heating system is LPG Gas.

TENURE

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

LOCAL AUTHORITY

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

COUNCIL TAX

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

VIEWINGS

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