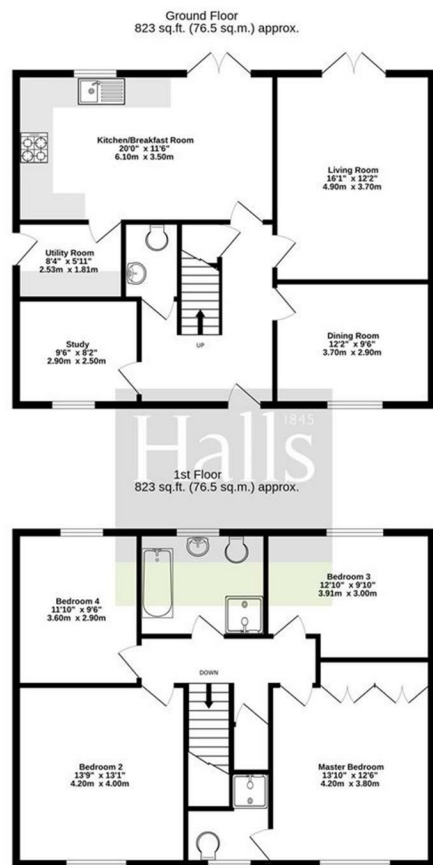


FOR SALE



2 Hatchetts Close, Burlton, Shrewsbury, SY4 5TP



TOTAL FLOOR AREA: 1646 sq.ft. (152.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Metropix 02022



FOR SALE

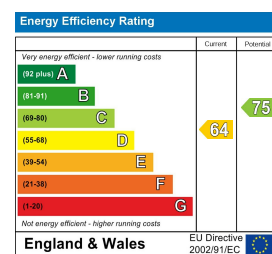
Offers in the region of £395,000

2 Hatchetts Close, Burlton, Shrewsbury, SY4 5TP

**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



A very well presented four bedroom, detached family house with a detached double garage and attractively presented gardens, situated in a popular and convenient village location.



01743 236 444

**Shrewsbury Sales**  
 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
 E: shrewsbury@hallsgb.com



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Wem (4 miles), Ellesmere (8 miles) and Shrewsbury (10 miles)  
(All distances approximate)



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Detached Family Home
- Detached Garage
- Master with En-Suite
- Attractive Gardens
- Excellent Village Location
- Very Well Presented

**SITUATION**

2 Hatchetts Close is situated in a most attractive and unspoilt rural setting of Burlton which is within easy motoring distance of the nearby North Shropshire towns of Wem (4 miles) and Ellesmere (8 miles), both of which, have an excellent range of local shopping, recreational and educational facilities. The country town of Shrewsbury (10 miles) is also easily accessible by car and has a more comprehensive range of amenities of all kinds.

**THE ACCOMMODATION COMPRISES:**

A composite front entrance door with decoratively glazed centre panels opening in to a:

**RECEPTION HALL**

Fitted carpet as laid, door into an understairs storage cupboard, carpeted staircase to first floor and ceiling coving.

**DOWNSTAIRS CLOAKROOM**

Pedestal hand basin (H&C), low flush WC, half tiled walls and vinyl covered flooring.

**STUDY**

9'6" x 8'2"  
Double glazed window to front elevation, fitted carpet as laid and ceiling coving.

**DINING ROOM**

12'2" x 9'6"  
Double glazed window to front elevation, fitted carpet as laid and ceiling coving.

**LIVING ROOM**

16'1" x 12'2"  
Fully glazed double opening doors leading out to the rear patio area, fitted carpet as laid, attractive fireplace with open firegrate standing on a raised tiled hearth, and ceiling coving.

**KITCHEN/BREAKFAST ROOM**

20'0" x 11'6"  
An excellent fitted kitchen including a one and half bowl stainless steel Franki sink unit, (H&C) with mixer tap, an extensive range of roll topped work surface areas, base units incorporating cupboards and drawers, integrated Bosch dishwasher, integrated larder Fridge, integrated Freezer, a Cookmaster cooking range (electric) with extractor hood over, a range of matching eye level cupboards, two with glazed fronts for display purposes etc, tiled flooring, double glazed window to rear elevation and fully glazed double opening doors leading out to the rear patio area.

**UTILITY ROOM**

8'4" x 5'11"  
Stainless steel sink unit (H&C) with mixer tap, roll topped work surface areas to either side, fitted cupboard below and Siemens washing machine and dryer (included), matching eye level cupboard, a Worcester boiler, partly glazed side entrance door and vinyl flooring.

**FIRST FLOOR LANDING AREA**

Fitted carpet as laid, inspection hatch to roof space, door in to the Airing Cupboard housing the hot water cylinder and ceiling coving.

**BEDROOM ONE**

13'9" x 12'6"  
Double glazed window to front elevation, a range of fitted bedroom furniture, fitted carpet as laid and ceiling coving,

**EN SUITE SHOWER ROOM**

Vanity hand basin (H&C) with work surface to one side, double cupboard below, low flush WC, shower cubicle with mains fed shower, double glazed opaque window to front elevation and chrome heated towel rail/radiator.

**BEDROOM TWO**

13'9" x 13'1"  
Double glazed window to front elevation, fitted carpet as laid and fitted wardrobes.

**BEDROOM THREE**

12'10" x 9'10"  
Double glazed window to rear elevation, ceiling coving and fitted carpet as laid.

**BEDROOM FOUR**

11'10" x 9'6"  
Double glazed window to rear elevation, ceiling coving and fitted carpet as laid.

**FAMILY BATHROOM**

A modern bathroom suite including vanity hand basin (H&C), panelled bath (H&C), shower cubicle with mains fed shower, chrome heated towel rail, low flush WC, double glazed opaque window to rear elevation, chrome heated towel rail/radiator and vinyl covered floor.

**OUTSIDE**

The property is approached via a tarmac drive providing parking space to the rear and leading to a:

**DETACHED DOUBLE GARAGE**

Approx 16'5" x 16'5"  
A concrete floor, electrically operated up and over front entrance door, pedestrian side entrance door, window to rear elevation and power and light laid on.

**GARDENS**

To the front of the property is a timber wicket gate and a paved pathway leading to the front entrance porch bordered to either side by areas of lawn with a high level timber pedestrian gate giving access to the rear.

The rear gardens are an attractive feature of the property and include an extensive paved patio terrace providing ideal space for outdoor entertaining leading on to a shaped lawn area flanked by well stocked floral and herbaceous borders. To the side of the property is a further paved area and a storage shed and an ideal space for bins etc.

**SERVICES**

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

**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, Shropshire, SY12 6ND.

**COUNCIL TAX**

The property is in band 'F' on the Shropshire Council Register.

**VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com

**DESCRIPTION**

Halls are delighted with instructions to offer 2 Hatchetts Close, Burlton, nr Shrewsbury for sale by private treaty.

2 Hatchetts Close is a very well presented four bedroom, detached family house with a detached double garage and attractively presented gardens, situated in a popular and convenient village location.

The internal accommodation which has been greatly improved by the current vendors, provides, on the ground floor, an Entrance Porch, Reception Hall, Dining Room, Kitchen/Breakfast Room, Utility Room, Study, Living Room, and downstairs Cloakroom, together with four first floor Bedrooms (Bedroom one with En Suite Shower Room) and family Bathroom. The property benefits from a oil fired central heating system, double glazed windows and doors throughout, and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complimented by a double width tarmac drive to the rear providing ample parking space and leading on to a detached double garage.

The gardens are an attractive feature and include a paved patio pathway leading to the front entrance porch, bordered to either side by areas of lawn. To the rear is an extensive paved patio terrace providing ideal space for outdoor entertaining, leading on to a shaped area of lawn flanked by well stocked floral and herbaceous borders.

The sale of 2 Hatchetts Close does, therefore, provide a very rare opportunity for purchasers to acquire a very well presented detached family house in this particularly pleasant village location.