



FOR SALE

Offers in the region of £550,000

Fine Lea Burlton, Shrewsbury, SY4 5SX

A most desirable and particularly spacious detached house offering a flexible living environment, set with double garage and lovely large gardens with far reaching views in this most popular rural locality.



Mileages: Wem 6.6 miles, Ellesmere 7.7 miles, Shrewsbury 10.2 miles, Oswestry 14 miles, Telford 22.7 miles. All mileages are approximate.



- Lovely rural locality
- Spacious accommodation
- Versatile rooms
- Large driveway and double garage
- Beautiful gardens with views
- No onward chain

DIRECTIONS

From Shrewsbury take the A483 Ellesmere Road to Harmer Hill, bear left after the Bridgewater Arms heading for Ellesmere. Proceed to Burlton and turn right signposted Loppington and as the road curves round to the left, take a right turn and the property will be found towards the end of this lane on the left hand side.

SITUATION

The property is attractively positioned on the fringe of the small village of Burlton, whilst adjoining open farmland which provides lovely far reaching views. The surrounding area is a renowned farming area and offers some lovely walks. The village itself has the well known Burlton Inn/Restaurant. Local schooling includes a primary school at Cockshutt and the highly regarded Corbet School in Baschurch. In addition, there are state schools at Wem and Ellesmere, alternatively private schools including Ellesmere College, Adcote School and Shrewsbury School. Local amenities can be found at the lovely lakelands town of Ellesmere with a selection of shops, social and leisure facilities including boating. Shrewsbury has an excellent shopping centre with a rail service. Commutable commercial centres in the region include Telford, Wolverhampton, Wrexham and Chester.

DESCRIPTION

Fine Lea is a highly desirable, spacious detached family home, which will no doubt bring wide market appeal. The ground floor accommodation is both flexible and versatile in its use, and currently comprises a spacious living room with inglenook fireplace, downstairs WC, dining room, breakfast/kitchen, utility, conservatory and study. To the first floor there are four bedrooms the principal of which has an ensuite shower room, whilst the remaining three are served by the family bathroom. Outside, there is a large brick paved driveway parking area with space for numerous vehicles whilst also giving access to the detached double garage, which has a useful attic room over and two workshops/stores. The gardens are a lovely feature being predominantly positioned to the rear. These provide a superb flagged entertaining area with generous adjoining flowing lawns together with a number of well stocked shrubbery beds and borders. Prospective purchasers should note that the rear gardens have a lovely open outlook towards adjoining farmland and towards Grinshill and Clive Church in the distance.

ACCOMMODATION

STORM PORCH

With flagged floor. Part glazed panelled entrance door into:

RECEPTION HALL

With staircase to first floor. Built in under stair storage cupboard. Tiled floor.

GUEST WC

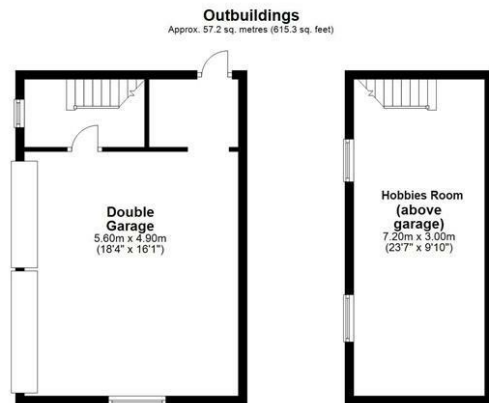
With tiled floor and providing a suite comprising low level WC, pedestal wash hand basin and fully tiled walls.

LIVING ROOM

With feature brick inglenook fireplace housing a log burning stove. Bay window. Twin glazed doors through to:

DINING ROOM

With glazed double doors through to a Conservatory. Door to:



Total area: approx. 228.8 sq. metres (2463.1 sq. feet)
Finelea

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



4 Bedroom/s



2 Bath/Shower
Room/s



BREAKFAST KITCHEN

With tiled floor. Providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl sink unit and drainer with mixer tap. Leisure Rangemaster cooker with electric double oven and grill. 4 ring gas hob unit with electric hot plate. Integral dishwasher. Integral fridge freezer. Lovely aspect over gardens and adjoining fields with Grinshill and Clive Church in the distance.

UTILITY ROOM

With tiled floor. Fitted worktop with storage cupboards under. Stainless steel sink unit and drainer with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Worcester oil fired central heating boiler. Built in airing cupboard housing the Megaflow hot water cylinder.

CONSERVATORY

With tiled floor. Wraparound double glazed windows and polycarbonate roof. With twin glazed French doors leading on to the rear sun terrace. Lovely aspect over gardens and farmland.

STUDY

FIRST FLOOR LANDING

With access to loft space. Built in linen cupboard with radiator.

BEDROOM 1

With built in double and single wardrobes.

WALK-THROUGH DRESSING AREA

With hanging rail and shelving.

EN-SUITE SHOWER ROOM

With tiled floor and providing a white suite comprising low level WC with hidden cistern and wash hand basin set in vanity unit with storage cupboards under. Large walk in shower cubicle with mains fed shower with drench head and feeder shower attachment. Inset tiling. Splash screen. Heated towel rail.

BEDROOM 2

With built in double wardrobe and providing lovely aspect with far reaching views.



BEDROOM 3

With built in cupboard with hanging rail.

BEDROOM 4

With built in double wardrobe and lovely views.

BATHROOM

With tiled floor and providing a white suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards and drawers under. Shaving connection point. Heated towel rail. 'P' shaped panelled bath with mains fed shower over with drench head and feeder shower attachment. Fully tiled walls. Splash screen. Ceiling downlighters.

OUTSIDE

The property is approached over a particularly generous brick paved driveway with space for numerous vehicles and also giving vehicular access to the detached double garage and pedestrian access to the front and side of the property.

DOUBLE GARAGE

With twin remote controlled electric roller entrance doors. Power and light points. External cold water tap. Door to:

GARDEN STORE

Panelled access door to gardens. Door to:

WORKSHOP

With timber staircase rising to:

ATTIC / HOBBIES ROOM

With ample space running the full breadth of the double garage. With power and light points. Access to loft space.



THE GARDENS

To the front the gardens offer low maintenance gravelled borders with room for potted plants with attractive sandstone dwarf walling. Beautifully maintained lawns sit adjacent to the front of the property and garage, whilst also incorporating shrubbery beds and borders containing a number of specimen plants. A brick paved path extends down one side of the property to the rear. The rear gardens offer a large Indian sandstone sun terrace entertaining area providing a superb space for al fresco dining and allowing full appreciation of the far reaching views over farmland towards Grinshill and Clive Church in the distance. The gardens are predominantly laid to lovely flowing lawns flagged by established and abundantly stocked borders. External electric power point. Useful side storage area with two garden sheds/stores. The space above the garage could be used for a number of purposes subject to planning consents.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, and drainage are understood to be connected. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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

FOR SALE

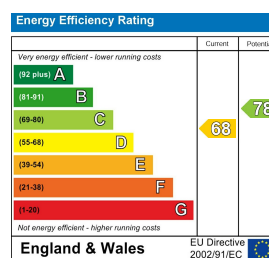
Fine Lea Burlton, Shrewsbury, SY4 5SX



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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



Halls 1845

01743 236 444

Shrewsbury Sales

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