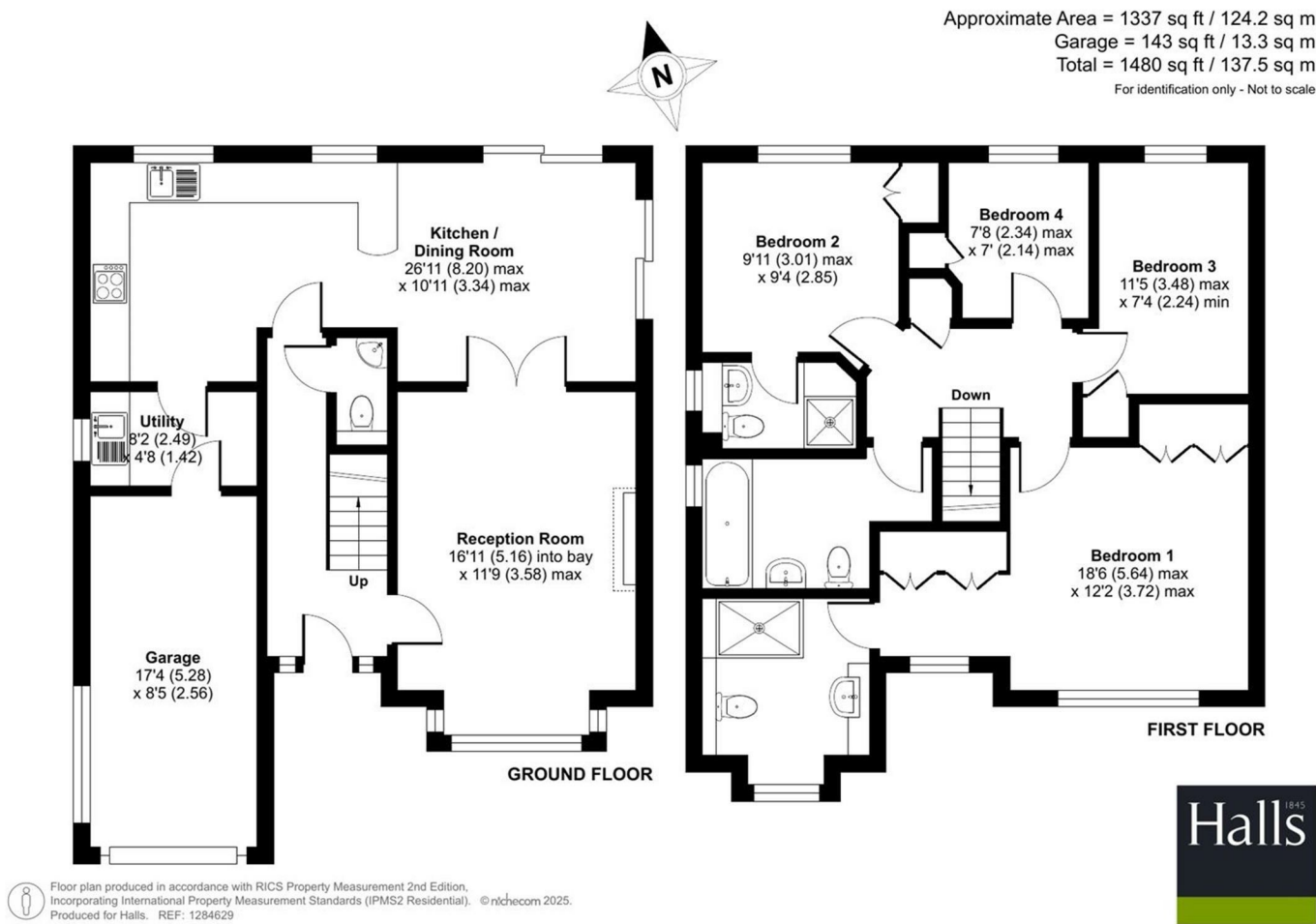


FOR SALE

7 Marshgate, Bicton Heath, Shrewsbury, SY3 5PP



FOR SALE

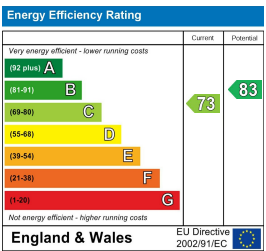
Offers in the region of £445,000

7 Marshgate, Bicton Heath, Shrewsbury, SY3 5PP

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 beautifully presented and extensively improved modern family home, providing a superb living environment, set with immaculate gardens in this highly sought after location. NO ONWARD CHAIN




01743 236 444

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




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Close to town amenities.



2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Extremely popular location
- Immaculately presented
- Greatly improved accommodation
- Stunning gardens
- Driveway parking and garage
- End of chain

DIRECTIONS
From Shrewsbury town centre, proceed over the Welsh Bridge to the Frankwell roundabout. Take the second exit along The Mount passing the petrol garage and through the traffic lights getting into the left hand lane to join the A458 Welshpool road. Continue to the first roundabout taking the left hand turning into Somerby Drive and take the 3rd left into Winterton Way. Continue along taking the last left turn into Marshgate. The property can be found in a lovely position at the end of the cul-de-sac.

SITUATION
The property is situated in a most desirable residential area towards the north western outskirts of the town. Within close proximity of the property are a good range of amenities including schools and shops together with the Royal Shrewsbury Hospital. Easy access can be gained to the town centre along The Mount which feeds directly into the shopping area. Shrewsbury itself provides a comprehensive range of shops together with leisure and social facilities. Commuters will be pleased to note that ready access can be gained to the main A5 commuter route linking through to the M54 and onto Telford or alternatively north to Oswestry.

DESCRIPTION
7 Marshgate is a greatly enhanced and beautifully presented modern detached home, which has undergone a number of improvements. The ground floor accommodation provides a spacious living room with twin panelled doors leading through to a feature open plan kitchen diner. The kitchen area offers an appealing range of modern units and numerous integral Neff appliances. The dining area contains two pairs of sliding patio doors which allow access and views over the beautifully manicured rear gardens. To conclude the ground floor is a useful utility room and guest WC. To the first floor, there are four bedrooms, with the principal having the benefit of a refitted en-suite shower room and his and hers built in wardrobes. The remaining three bedrooms also have built wardrobes, with bedroom two having the advantage of an en-suite shower room, whilst the remaining two are served by the family bathroom. Outside, there is a generous driveway parking area which provides space for numerous vehicles and gives access to the integral garage, which has an electric roller entrance door. The gardens are a striking feature and have been wonderfully maintained and designed to incorporate a large sun terrace patio seating area which is ideal for Alfresco dining, together with immaculate lawns and well stocked shrubbery beds and borders.

ACCOMMODATION
Storm porch with part glazed modern entrance door leading into:-

ENTRANCE HALL
Staircase to first floor.

GUEST WC
Providing a modern white Vitra suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, part tiled walls, heated towel rail and extractor fan.

LIVING ROOM
With ornamental fireplace, housing a coal effect living flame gas fire, bay window with fitted shutters. Twin panelled doors through to:-

FEATURE OPEN PLAN KITCHEN DINER

KITCHEN AREA
Providing an extensive range of soft close eye and base level units, comprising cupboards and drawers with appealing worksurface area over and incorporating a one and half bowl sink unit and drainer with mixer tap. Integral Neff electric double oven and grill with Neff four ring induction hob unit over, space and plumbing for American style fridge freezer, integral wine fridge, integral Neff dishwasher, ceiling downlighters.

DINING AREA
With ceiling downlighters and two pairs of large sliding patio doors with fitted remote controlled electric blinds over. Contemporary tall radiator, lovely outlook over gardens.

UTILITY ROOM
With base level cupboards with fitted worktop over with sink unit and drainer and mixer tap, part tiled walls and tiled splash, space and plumbing for washing machine, access door to garage.

FIRST FLOOR LANDING
Access to loft space with loft ladder, Loft space is fully boarded. Built in airing cupboard with pressurised hot water cylinder.

BEDROOM ONE
Providing an extensive range of his and hers built wardrobes with part mirrored doors. Windows with fitted shutters. Door to:-

REFITTED EN-SUITE SHOWER ROOM
Providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Feature large walk-in shower cubicle with mains fed shower drench head and additional feeder shower attachment, part tiled walls and splash screen. Shaving connection point, radiator. Window with fitted shutters. Electric underfloor heating.

BEDROOM TWO
With built in double wardrobe, pleasant aspect over rear garden and door to:-

EN-SUITE SHOWER ROOM
With a suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains fed shower, inset tiling and splash screen.

BEDROOM THREE
With built in wardrobe.

BEDROOM FOUR
With built in wardrobe.

BATHROOM
Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath, part tiled walls and tiled splash.

OUTSIDE
The property is approached over a particularly generous tarmacadam driveway, which provides ample parking for numerous vehicles, whilst giving access to the integral garage and pedestrian access to the front and side of the property.

INTEGRAL GARAGE
With remote controlled roller entrance door, power and light points. Contains the wall mounted Worcester gas fired central heating boiler.

THE GARDENS
The gardens are a particular feature to the property and have been beautifully maintained by the current owners. To the front are immaculate lawns with well stocked shrubbery beds and borders, gated access leads down either side of the property. Positioned to the side and rear of the property is a generous flagged sun terrace entertaining area, offering an ideal outdoor space for Alfresco dining and socialising. The remaining gardens are then laid to glorious flowing lawns, with a further variety of surrounding herbaceous borders. Raised decked private covered seating area. Large timber and felt storage shed with adjoining flagged patio. External cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale. The property has the benefit of having a security alarm system and CCTV.

TENURE
Freehold. Purchasers must confirm via their solicitor.

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

COUNCIL TAX
The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.