

FOR SALE

Plot 116 - The Cutler Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB



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Price Guide £416,000

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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



01743 236444

**Shrewsbury Sales**  
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MILEAGES: Close to town amenities



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- 1312 sq ft
- 2 year Bellway warranty
- 10 year insurance protection from the National Housing Building Council
- Excellent specification
- Driveway and garage
- Lawned gardens

**DIRECTIONS**  
From Shrewsbury town centre, proceed over the English Bridge and onto the gyratory system, heading for the Coleham. Continue onto Belle Vue Road which links onto Hereford Road and head over the railway bridge until reaching the traffic lights by the Esso petrol station. Proceed straight ahead, over the next roundabout, passing Sainsburys on the left hand side and at the next set of traffic lights, take the left turn into the Darwin's Edge Development.

**SITUATION**  
Darwin's Edge is a delightful development of two, three and four bedroom homes, positioned to the south westerly side of the popular market town of Shrewsbury. The development sits in a sought after residential area, having a number of amenities close by, including the Meole Brace Retail Park and golf club, with the town centre easily accessible and offering an extensive and fashionable range of both social and leisure facilities, together with a rail service. There are a number of excellent schools within close proximity and commuters will find the development is well placed with access to a number of routes, including the A5 ring road, which links through to the M54 motorway to Telford, and thereon to the West Midlands conurbations.

**DESCRIPTION**  
Plot 116 is an impressive and attractively proportioned detached home, built to a high specification. The ground floor boasts a living room and feature open plan living, dining, kitchen which incorporates a number of integrated appliances and has twin glazed french doors leading out to the rear gardens. Also to the ground floor, is the guest WC. To the first floor, there are four bedrooms, the principle of which has an en-suite shower room, whilst the remaining three are severed by the main bathroom. Outside, there is driveway parking, which also gives access to the integral garage. The gardens are predominantly positioned to the rear and comprise flagged patio areas, together with flowing lawns, benefiting from a southerly facing aspect. Purchasers should be aware that the main front image is of Plot 132 and is being used for illustrative purposes.

**ACCOMMODATION**  
Covered entrance with panelled entrance door leading into:-

**ENTRANCE HALL**  
With staircase rising to first floor, built in understairs storage cupboard, access door to integral garage.

**GUEST WC**  
2'11" x 5'4"  
Providing a white Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap. Part tiled walls, tiled splash, extractor fan.

**LIVING ROOM**  
10'0" x 15'10"  
With attractive aspect over open green areas to the front, with town centre church spires in the distance.

**OPEN PLAN KICHEN/LIVING/DINING**  
17'5" x 11'3"

**KITCHEN**  
Providing an attractive range of soft close eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and half bowl Leisure stainless steel sink unit and drainer with mixer tap over. Integral Zanussi electric oven and grill with Zanussi microwave combination oven over. Integral Zanussi dishwasher. Four ring Zanussi stainless steel gas hob unit with fitted filter hood over. Integral fridge/freezer. Space and plumbing for washing machine, ceiling downlighters

**LIVING/DINING AREA**  
10'2" x 10'2"  
Twin glazed french doors with side panels leading out onto the private south facing rear gardens.

**FIRST FLOOR LANDING**  
With access to loft space, two built in cloaks cupboards.

**BEDROOM ONE**  
13'5" x 15'10"  
With lovely far reaching views towards the market hall clock tower and hills in the far distance.

**EN-SUITE SHOWER ROOM**  
6'10" x 6'4"  
Providing a Roche white suite, comprising low level WC with hidden cistern, pedestal wash hand basin with Bristan mixer tap over, shower cubicle with mains fed shower, inset tiling and sliding splash screen, ceiling downlighters, radiator and extractor fan.

**BEDROOM TWO**  
10'2" x 13'9"  
Pleasant aspect over the rear garden.

**BEDROOM THREE**  
10'0" x 11'6"  
With lovely far reaching views towards the town centre.

**BEDROOM FOUR**  
10'4" x 7'10"  
Built in storage cupboard.

**BATHROOM**  
6'9" x 7'10"  
With tiled floor, providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap over, panelled bath, shaving connection point, ceiling downlighters, part tiled walls, extractor fan and wall mounted heated towel rail.

**OUTSIDE**  
The property is approached over a brick paved driveway, providing parking for circa two vehicles and giving vehicular access to the integral garage and pedestrian access to the front and side of the property.

**GARAGE**  
10'0" x 19'10"  
With metal up and over entrance door, power and light points, wall mounted gas fired central heating boiler.

**THE GARDENS**  
To the front, the gardens offer neatly maintained lawns, together with barked herbaceous shrubbery beds and borders with a flagged path with gated entrance leads down the side of the property to the rear. The rear gardens offer patio seating areas with flowing lawns. External cold water tap.

**GENERAL REMARKS**  
**AGENTS NOTE**  
Prospective purchasers should note:  
1) The property benefits from a number of solar panels.  
2) Each property has the advantage of an electric car charging point.

**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**SERVICES**  
Mains water, electricity and drainage are understood to be connected. Google Nest controlled gas fired central heating system, individually controlled with two thermostats one on the ground and one on the first floor. None of these services have been tested.

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