

12A Caynton Road TF11 9BZ

A delightful semi detached, extended and remodelled three bedroom village residence in Beckbury offering a fabulous rear garden outlook over grazing pasture and generous parking to the front of the property. This charming village lies within the glorious Shropshire countryside enjoying a community shop, a parish church, a pub and a primary school. Walking through the entrance porch of 12a Caynton Road into the well designed living accommodation an Entrance hall connects to an inviting Lounge, a haven of comfort, perfect for a cosy evening with the family in front of the log burning stove. A further reception room adjoins where you can sit and relax on comfy sofas and it conveniently links to the beautifully styled bespoke Open Plan Dining Kitchen designed to maximise natural light. A comprehensive range of quality eye catching sleek high gloss cupboards adorn the walls topped with gorgeous quartz work surfaces and underfloor heating. Completing the ground floor and sitting alongside the kitchen a spacious smart Utility/Boot Room perfect to store muddy boots and outdoor clothes gives access to the side of the property and there's also a handy Downstairs Cloakroom. Upstairs on the first floor the main bedroom features an array of attractive built in wardrobes giving lots of storage and two further good sized bedrooms sit alongside the beautifully appointed stylish Family Bathroom. The property is also within easy reach of more comprehensive amenities, further schooling, a medical practice along with a rail station in Albrighton village, only four miles driving distance, and the M54 is also within close proximity at Junction 3 in Tong giving fast access to the M6.

ACCESS The property is set back from the road behind a spacious gravelled frontage giving ample parking with attractive raised stone-built flower beds fronting the roadside, hedging alongside the neighbouring property and gated access to the rear garden.

Overview

- A delightful semi detached country property with a spacious driveway and offering superb three bedroom extended and remodelled accommodation
- A welcoming Entrance Hall runs through to the rear of the property giving access to all ground floor rooms
- Two Reception Rooms and an Open Plan Dining Kitchen
- Utility/Boot Room and a Downstairs Cloakroom
- Three Good Sized Bedrooms and a Tastefully Appointed Family Bathroom

ACCOMMODATION An Entrance Porch of brick and UPVC construction with top opening windows, down lighting, a radiator, tiled flooring and a part glazed UPVC Entrance door opening into the property. **ENTRANCE HALL** Accommodating a staircase to the first floor and extending into the dining kitchen as well as connecting to the lounge and having a useful built in storage cupboard. **LOUNGE** A cosy room overlooking the frontal aspect with two wall light points, a ceiling light point, radiator, carpet and an open fireplace featuring a timber lintel over and a Chesney's wood burning stove set on a slate hearth creating a real focal point within the room. Glazed panelled doors also open into the **SITTING ROOM** A further reception room to enjoy relaxing on comfy sofas and having a radiator, ceiling light point, carpet and access into the dining area of the **OPEN PLAN DESIGN KITCHEN** Having plenty of space for a good sized dining table and chairs to gather with family and friends, light beaming in from the lantern roof above as well as a roof light and there's downlighting to the whole of the kitchen creating a cosy atmosphere for evening dining along with bi fold doors connecting the indoors with the outdoors, perfect for al fresco dining. An array of high gloss sleek cupboards flank the walls to both sides of the kitchen topped with white glitter quartz work surfaces creating a sumptuous finish along with fabulous metro wall tiling and ceramic tiled flooring benefits from underfloor electric heating beneath laid to the majority of the floor area and a radiator provides extra warmth. Furthermore, there's a useful larder unit and integrated appliances including a dishwasher and fridge/freezer in addition to a range style Stoves cooker with a 7-ring gas hob, two electric ovens beneath and a chimney extractor over. A one and a half bowl stainless steel sink and drainer sit beneath a window overlooking the rear garden aspect and there's also a built in under stairs cupboard giving further storage along with a door to the **UTILITY/BOOT ROOM** A spacious room having a side aspect window with a quartz effect laminate countertop below inset with a stainless-steel sink and drainer and there's space and plumbing beneath for a washing machine and dryer. Ceiling lighting gives illumination, a radiator provides warmth, and a timber door gives access into a handy **DOWNSTAIRS CLOAKROOM** Having a privacy window, ceiling lighting, radiator, a concealed control panel for the underfloor heating and a floor standing oil fired central heating boiler.

A carpeted staircase rises to the **FIRST FLOOR LANDING** With a stairhead window, ceiling light, ceiling hatch to a part boarded loft with ladder and a built-in shelved storage cupboard. **BEDROOM ONE** A double bed sized room having a window overlooking the frontal aspect, carpet, ceiling light point, radiator and fabulous built in wardrobes featuring a central mirrored panel. **BEDROOM TWO** Also a double bed sized room overlooking the fabulous rural rear aspect and having carpet, ceiling light point, radiator and a built-in wardrobe. **BEDROOM THREE** A good sized single bedroom also enjoying an aspect over the countryside as well as having carpet, ceiling light point and a radiator. **FAMILY BATHROOM** Beautifully appointed with contemporary metro tiled walls and flooring laid to ceramic tiling, a suite comprising of a panelled bath with mixer tap and a thermostatic shower over, a vanity unit inset with hand wash basin and mixer tap, an enclosed flush W.C. wall mounted back lit mirror, extractor fan, ceiling lighting and a heated chrome towel rail. There's also a built-in airing cupboard housing the hot water cylinder.

REAR GARDEN Walling and fence panelling along the gated and paved side of the property give privacy, its also well lit and there's a cold water tap as well as an external power point. **DETACHED BRICK BUILT GARAGE** having timber doors, a rear window, power, and four fluorescent ceiling lights, provides an excellent storage facility. The rural view from the garden is a "Wow" factor and there's lots of space for family leisure activities on the neat flat lawn, well stocked flower beds surround the garden, and a paved dining patio provides ample space to enjoy family barbeques. Post and rail fencing divides the country aspect from the garden and the further side aspects are enclosed with fencing and hedging. The oil tank is well screened behind a small enclosure and a water butt sits to the rear of the garage. We are informed that mains water, drainage and electricity are all connected. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: D DIRECTIONS: SAT NAV POST CODE: TF11 9BZ**







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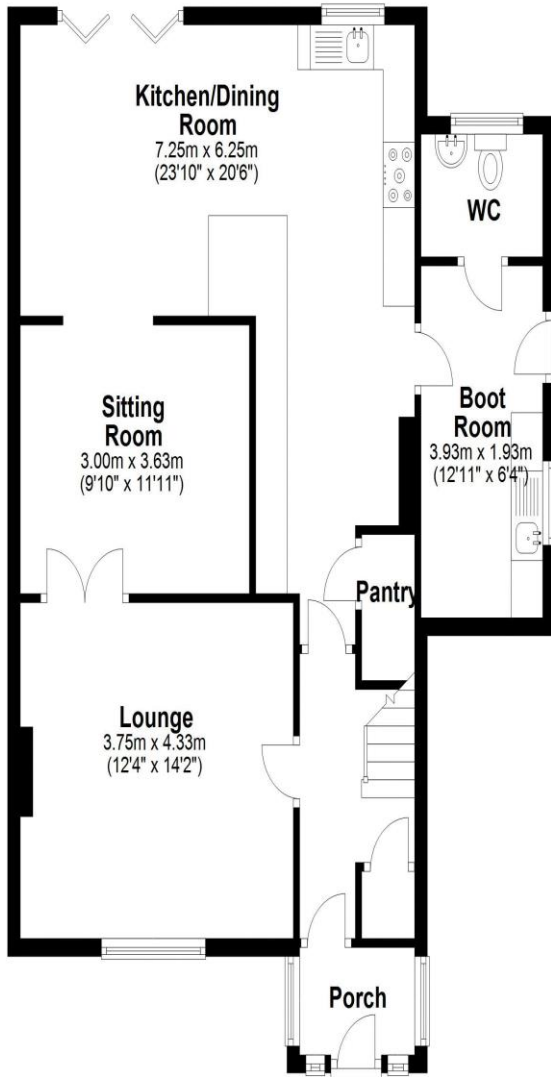
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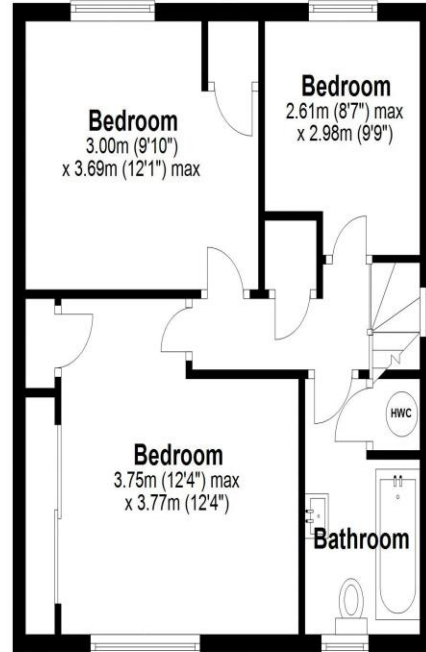
Ground Floor

Approx. 77.1 sq. metres (830.1 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 119.9 sq. metres (1291.1 sq. feet)

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