



Carisbrook, Skim Lane, Hook A Gate, Shrewsbury, SY5 8BE

4 bedroom detached house — £740,000 Freehold

£740,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

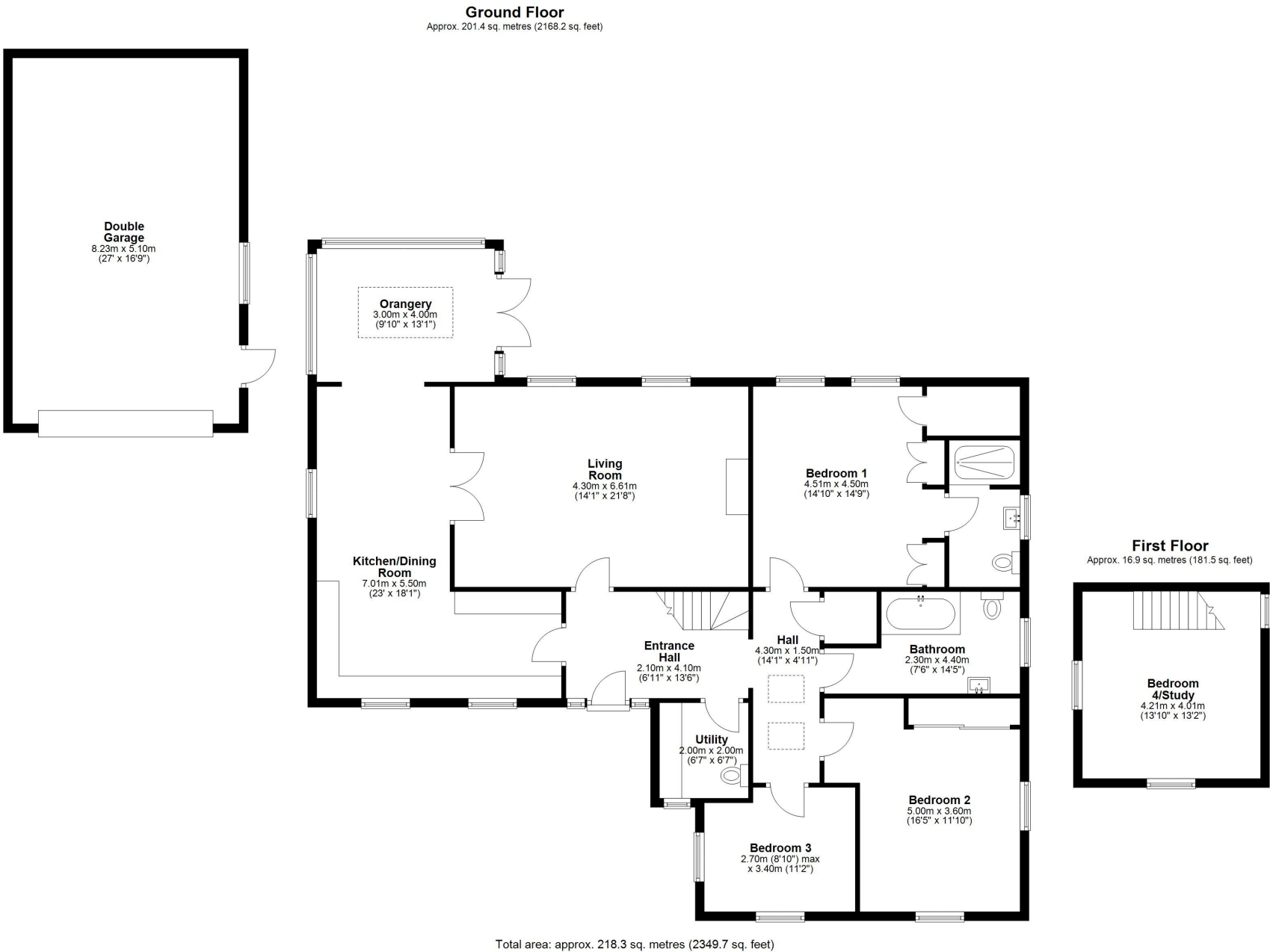
With no upward chain, this is a rare opportunity to acquire a truly exceptional family home offering space, privacy, and quality. Occupying a stunning position with adjoining fields and views over open countryside, this individually designed detached house offers substantial and versatile accommodation, finished to an exceptionally high standard throughout, while benefitting from an extensive private driveway, large double garage and landscaped south facing gardens.

Location being both tranquil and practical. Commuters will benefit from superb transport links via A5, M54, and Shrewsbury Railway station all within easy access. There are highly regarded schools within both the state and private sectors nearby. Being close to Radbrook Green commercial centre offering; Shops, Post Office, Hairdressers, Take-Aways, Doctors surgery, Pharmacy, Florists, etc.

KEY FEATURES

- Light, spacious and thoughtfully designed interior having extra high ceilings, with all bedrooms and reception rooms having windows to two elevations allowing plenty of natural light
- Good sized living room with feature exposed brick fireplace and glazed double doors to the dining area
- Well-fitted kitchen/dining room, complete with polished granite worktops, integrated appliances and a range-style cooker, opening into the orangery which has a roof lantern and double doors onto the large decking terrace and garden
- There is also a practical utility/laundry room with further fitted units and WC
- Entrance hall with turning staircase to the first floor, leading through to an inner hallway with velux windows and a large airing cupboard
- Fantastic master bedroom with built-in wardrobes, a separate walk-in wardrobe, and en-suite shower room with double length shower
- Two further good size double bedrooms and a well-appointed family bathroom with jacuzzi bath/shower
- On the first floor is a versatile hobbies room/study, which could also be used as a fourth bedroom or additional reception room
- High quality natural stone porcelain tiled flooring with under floor heating throughout, as well as air conditioning to all bedrooms
- The loft has been boarded, insulated and prepped for potential to add further accommodation if required
- South-west facing decking terrace/garden which can also be accessed via the rear of the property from the driveway and has purpose-built ramp access for wheelchair users
- Landscaped gardens surround the property and comprise areas of lawn, well-stocked beds, specimen plants/shrubs, fruit trees and a woodland adjoining the Rea Brook
- The extensive driveway to the front provides parking for multiple vehicles, as well as access to the large detached double garage (8.2m x 5.1m) which has an electric door, power and lighting
- Carisbrook is a very unique property in both its design and location, tucked away from the main road in a secluded and beautiful setting, while being less than a ten-minute drive from the centre of Shrewsbury

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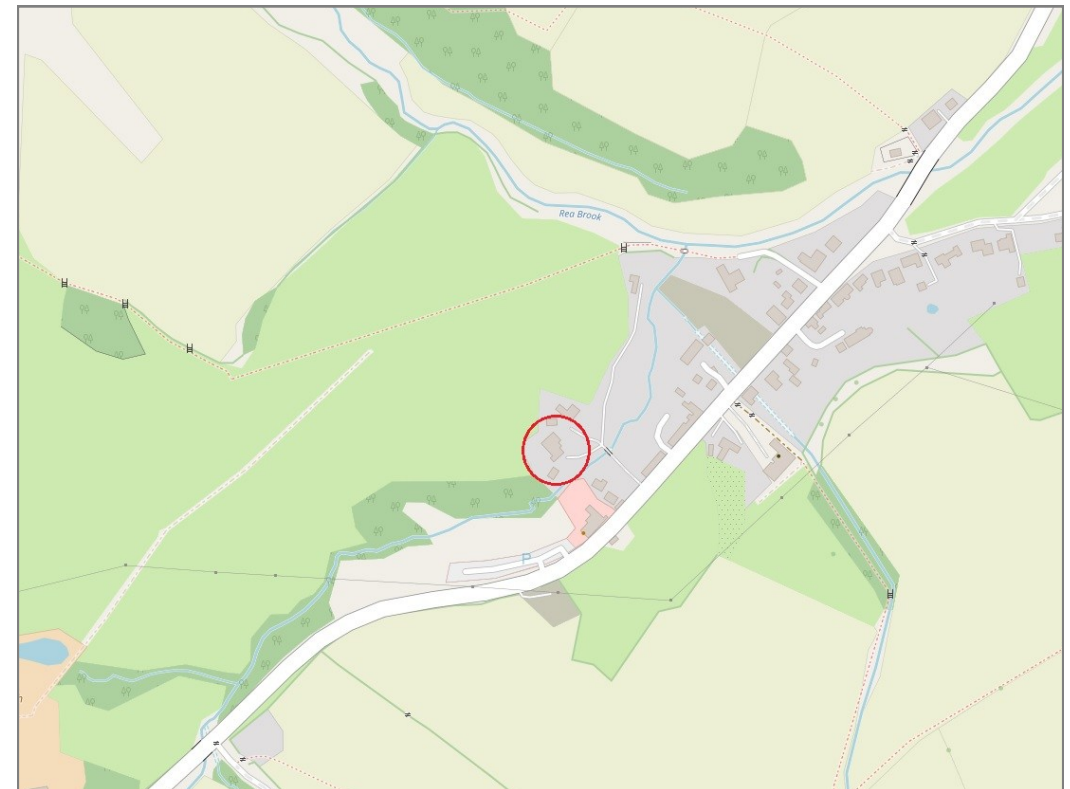
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BOUNDARIES NOT CONFIRMED

Tenure
Local Authority
Council Tax
EPC Band
Services

Freehold
Shropshire Council
Band E
Band C
Mains electricity and water. LPG gas under floor heating. Biodisc drainage system discharging to 'Rea Brook' running adjacent to the property – therefore no charges for either rain water collection or sewage.

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

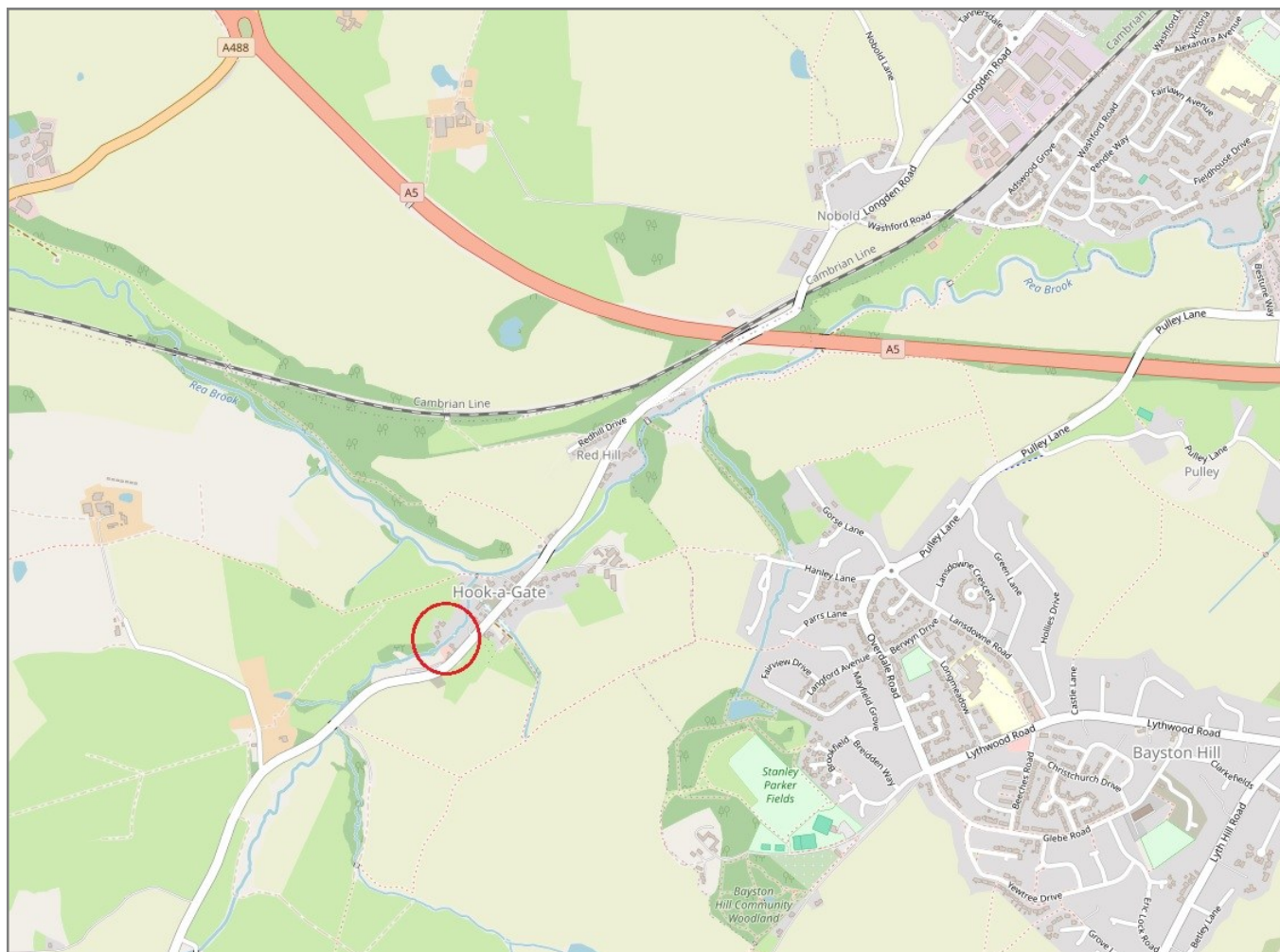
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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