



Derwen House, 1 Breidden Meadow, Middletown, SY21 8BY

4 bedroom detached house — £599,995 Freehold

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Coopergreenpooks.co.uk

£599,995 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Occupying a beautiful setting, surrounded by established gardens with stunning views over Middletown Hill, this thoughtfully designed detached family house offers substantial and very well-proportioned accommodation, having been significantly improved to an efficiency rating of A, and benefitting from a gated driveway and detached double garage.

KEY FEATURES

- Impressive entrance hall with useful storage, cloakroom and turning staircase to a light and spacious galleried landing
- Fantastic living room with feature inglenook fireplace, wood burning stove and two sets of glazed doors onto the garden
- Separate dining room, also having access to the garden
- Good sized kitchen/breakfast room, complete with integrated appliances and double doors to the versatile garden room
- There is also a study/play room and utility, which has further fitted units and access to side
- Large master bedroom with built in wardrobes and en-suite shower room
- Three additional double bedrooms, all having built in storage, a family bathroom with separate shower, and an en-suite to bedroom two
- uPVC double glazed windows, oil fired central heating and solar panels with battery
- The property is surrounded by attractively landscaped gardens, comprising areas of lawn, paved terracing, planted borders, as well as mature shrubs and trees
- Gated driveway providing plenty of parking , and a detached double garage with electric doors and loft room above. This loft space has a staircase and could easily be converted into a home office, hobbies room or annexe accommodation if required
- A great location, tucked away within an exclusive development of just 6 properties, situated on the fringe of the hamlet, a short walk from the local pub, and with excellent road links to both Welshpool and Shrewsbury
- The property has been recently improved to enhance its energy efficiency and now scores an A rating; upgrades include installation of SolarEdge panels and battery system which are owned, fitted and provide free hot water throughout half the year. The oil-fired boiler has also been upgraded, as have the garden room windows, thermostat, and the flue for the wood burning stove

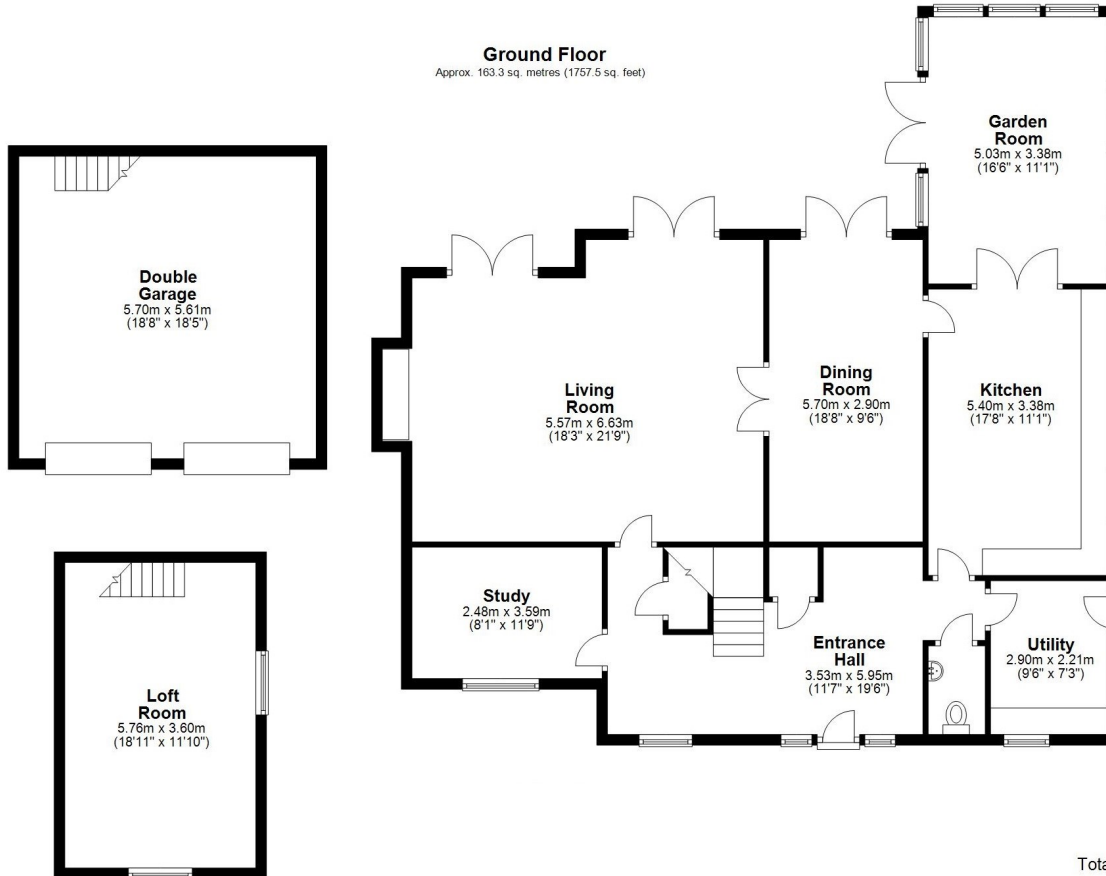
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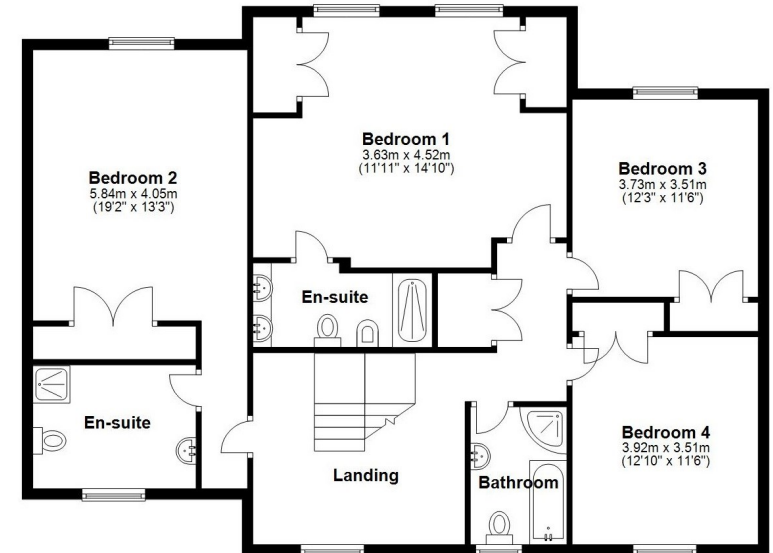
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Ground Floor
Approx. 163.3 sq. metres (1757.5 sq. feet)



First Floor
Approx. 154.3 sq. metres (1660.4 sq. feet)



Total area: approx. 317.5 sq. metres (3417.9 sq. feet)



















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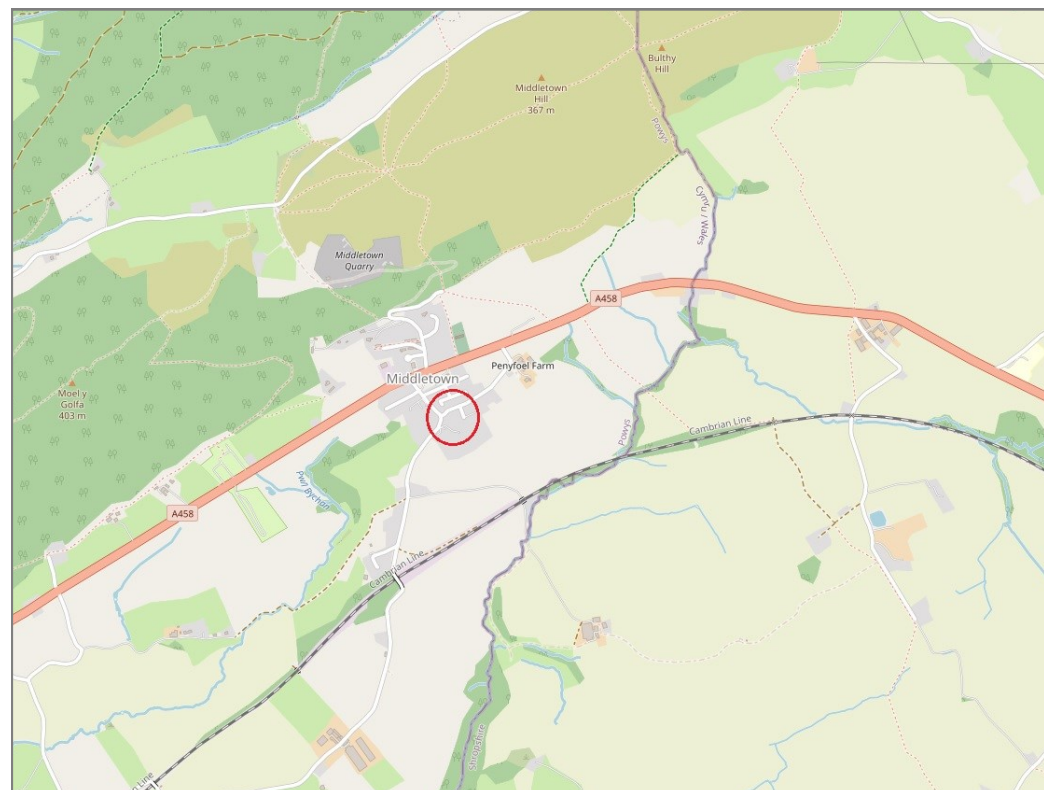
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Powys Council
Council Tax	Band G
EPC Band	Band A
Services	Mains water, drainage and electricity are all connected with oil fired central heating

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.

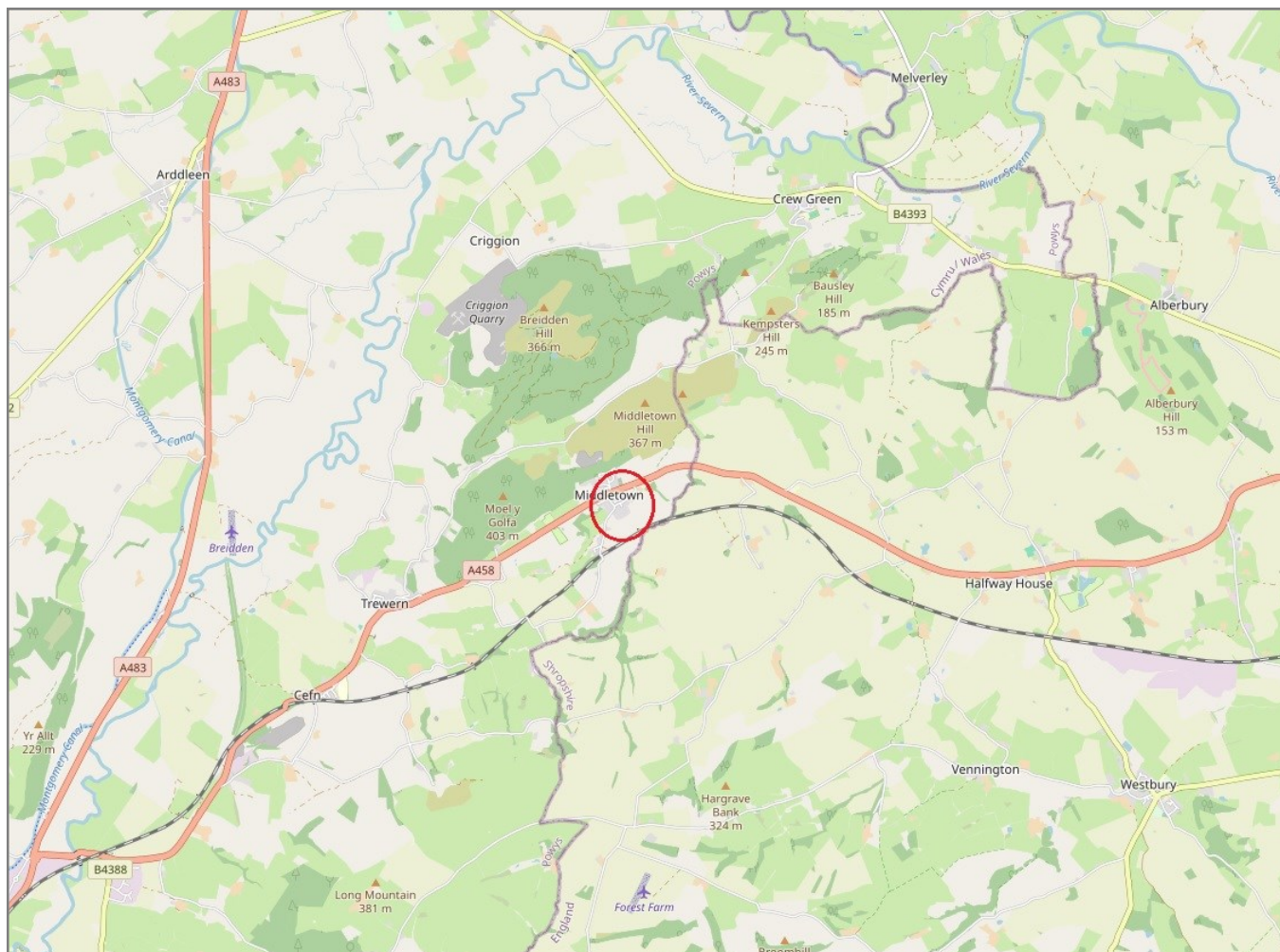
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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