



43, Sycamore Close, Craven Arms, SY7 9AF
Price £415,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

43 Sycamore Close Craven Arms

Welcome to 43 Sycamore Close, a charming and spacious 4-bedroom detached home located in a quiet cul-de-sac in the picturesque market town of Craven Arms. This property offers the perfect blend of modern living with a touch of a countryside setting, making it an ideal family home.

- Detached four bedroom house
- Three reception rooms
- Kitchen/breakfast room
- Bathroom & ensuite shower room
- Well tended gardens
- Garage & parking
- Countryside views

Material Information

Price £415,000

Tenure: Freehold

Local Authority: Shropshire

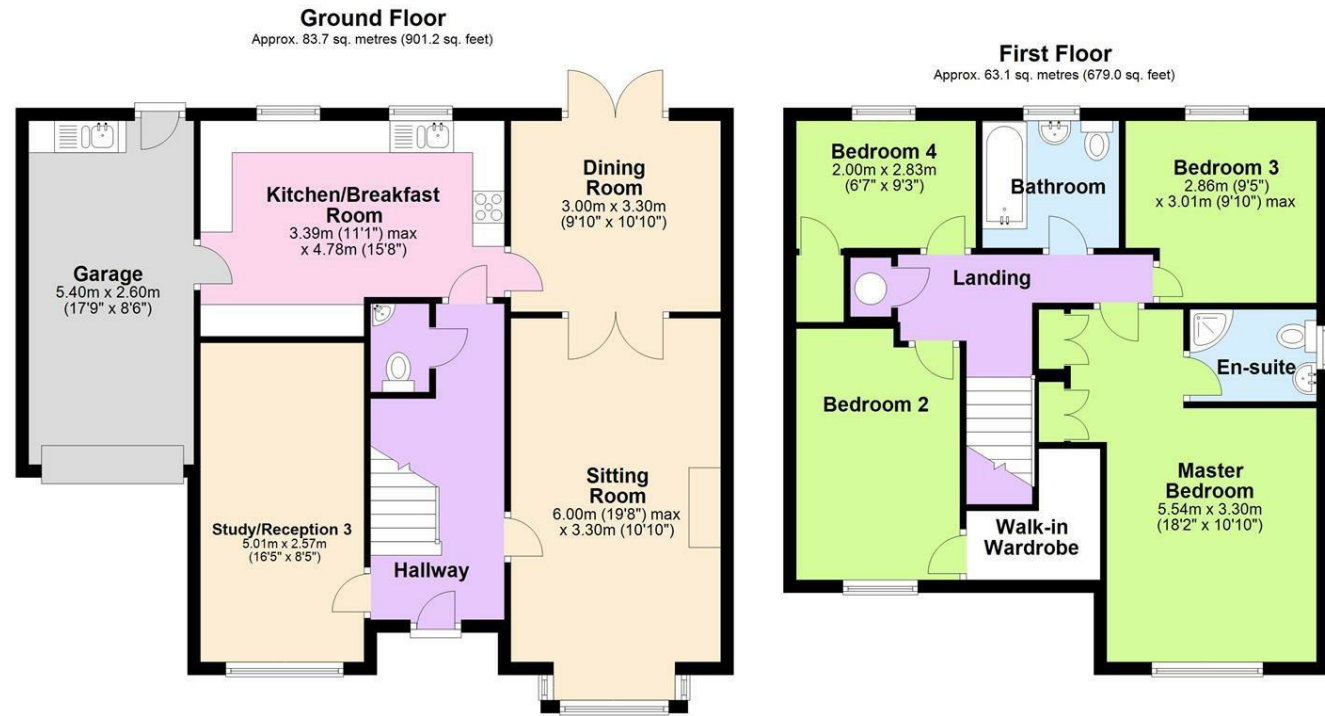
Council Tax: E

EPC: D (67)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 146.8 sq. metres (1580.2 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

This modern detached house has been updated and improved by the current owners and offers space in abundance. Offering a large sitting room, separate dining room and a third reception room which can be used for a variety of purposes. In addition there is a well planned kitchen/breakfast room and cloakroom. On the first floor is the main bedroom with dressing area and shower room. Three further bedrooms and family bathroom. In addition there is an attached single garage & front & rear gardens.

Description

Enter the property through the front door and you are in the spacious hallway where the sitting room can be found on the right hand side. This room has the benefit of a bay window to the front and has double doors leading through to the dining room which in turn has double glazed French doors to the garden. On the left of the hallway is the third reception room which is currently set up as a ground floor bedroom but is clearly useable as a home office or games/playroom. At the rear of the property, overlooking the garden, is the kitchen/breakfast room which has been upgraded in recent years has a comprehensive range of units, work surfaces and fitted appliances. Finally tucked under the stairs in the hall is the cloakroom.

On the first floor are the four bedrooms with the main bedroom also offering a dressing area with a range of fitted wardrobes and an en-suite shower room. Bedroom two is also a double bedroom and with the large walk-in cupboard this could easily be converted in to another en-suite and we understand that the plumbing is already in place. Finally there is a modern family bathroom which also has a shower over the bath.

Garden

The front garden is open plan with various shrubs and gated access leads to the rear. This is a well planned and manicured garden with lawns, flower beds, shrubs and trees and backs on to fields. There are two patio seating areas, vegetable garden and greenhouse.

Garage & parking

Attached garage with up & over door, power & light and plumbing for washing machine and sink unit. Rear door leads to the garden and there is a door leading to the kitchen. Parking for two cars is available in front of the garage.

Services

All mains services
gas central heating
Shropshire Council tax band E
Ultrafast Broadband available
Some limited mobile phone coverage - please check your supplier

Anti money laundering checks

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £12 inc. VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS

Proceed north along the A49 and upon entering Craven Arms turn left at the mini-roundabout on to the B4368 signposted to Clun. Follow this road to the next mini-roundabout and turn right on to Willow Grove and Sycamore Close is the first turning left. The property can be found at the top of the small rise on the left.

