



SAMUEL WOOD

4 Hopyard Court, Dorrington, Shrewsbury, Shropshire, SY5 7NJ

Offers Over £325,000







# 4 Hopyard Court

Dorrington, Shrewsbury, Shropshire, SY5 7NJ



- Beautifully Presented Family Home
- Open Plan Kitchen Diner
- Recently Updated En-Suite & Family Bathroom
- Stunning Rural Views
- Gas Central Heating
- Spacious Living Room
- Three Well Proportioned Bedrooms
- Excellent Garden Room With Underfloor Heating
- Landscaped Gardens, Driveway & Garage
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully presented three bedroom family home on Hopyard Court in Ryton, south Shropshire. The recently improved property boasts contemporary living spaces comprised over two floors in a well designed layout, complemented by integral garage, multi vehicle driveway and landscaped gardens with excellent rural views. Occupying a quiet cul-de-sac position close to the popular Fox Inn pub, Ryton village hall, chapel, delightful rural walks, within good school catchment and only a short drive to the A49. Viewing is highly recommended by the selling agent.

\*Arctic cabin available via separate negotiation\*

## Ground Floor:

4 Hopyard Court in Ryton, near Dorington, South Shropshire, offers a beautifully designed and well-appointed ground floor layout ideal for modern family living. The property opens into a spacious hallway that sets a welcoming tone and provides access to a convenient cloakroom. A comfortable living room sits to the front of the home, offering a bright and relaxing space. To the rear, the open-plan kitchen and dining area form the heart of the house, featuring high-quality integral appliances and ample space for entertaining. From here, doors lead into a stunning garden room with electric underfloor heating that enhances the sense of space and light, providing direct access to both the garage and the landscaped rear garden.

## First Floor:

Upstairs, the property continues to impress with three well-proportioned bedrooms that offer versatility for family life or home working. The principal bedroom benefits from a newly fitted en-suite shower room, finished to a high contemporary standard. The remaining bedrooms are spacious and bright, served by a newly refurbished family bathroom that boasts a luxurious specification, including a separate shower and elegant modern fittings. The thoughtful layout ensures a comfortable and functional upper floor, perfect for both relaxation and practicality.

## Outside:

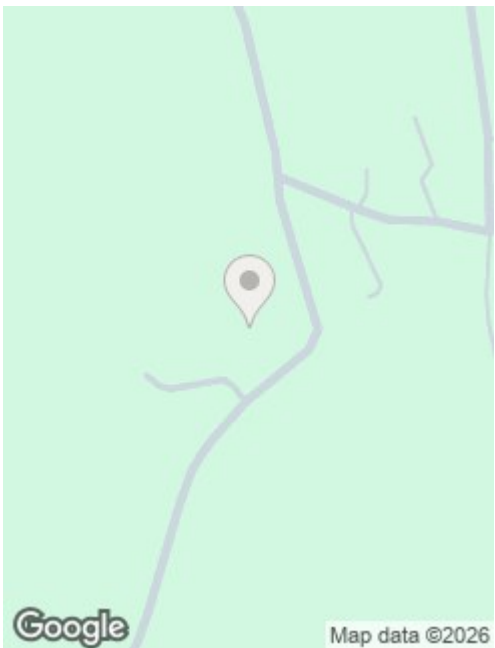
Externally, 4 Hopyard Court enjoys an excellent position with landscaped gardens and impressive rural views over the surrounding Shropshire countryside. To the front, there is a generous driveway with parking for two vehicles, complemented by an integral garage and additional allocated visitor spaces. The rear garden has been beautifully designed to create an inviting outdoor retreat, featuring an attractive mix of seating areas and planting. A standout feature is the Arctic cabin, providing a unique and versatile space ideal for year-round use.











## Directions

Services: We understand that the property has mains gas heating/electric underfloor heating, mains electricity, mains water and private drainage (new septic tank).

Broadband Speed: Basic 13Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Service Charges: £40 per month (general maintenance of shared driveways, parking area and drainage)

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.













We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF  
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk