

Littlegarth New Street Clive Shrewsbury SY4 3LE



4 Bedroom Bungalow - Detached
Offers In Excess Of £495,000

The features

- STUNNING RURAL VIEWS STRETCHING ACROSS TO THE WELSH HILLS
- EXCELLENT 4 BEDROOM DETACHED BUNGALOW
- LOUNGE, DINING ROOM, BREAKFAST KITCHEN, UTILITY AND CONSERVATORY
- 2 FURTHER DOUBLE BEDROOMS BEDROOM/SITTING ROOM AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE AND SOUGHT AFTER VILLAGE LOCATION
- SPACIOUS AND VERSATILE ACCOMMODATION
- PRINCIPAL BEDROOM WITH EN SUITE
- LARGE GARAGE, AMPLE PARKING AND DELIGHTFUL GARDENS
- EPC RATING D



***** IMPRESSIVE 4 BEDROOM BUNGALOW WITH STUNNING RURAL VIEWS *****

An excellent opportunity to purchase this spacious detached Bungalow offering versatile accommodation, perfect for a family or those looking to downsize yet require space.

Occupying an enviable position in the heart of this much sought after North Shropshire village, ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, generous Lounge, Dining Room, Breakfast Kitchen, Utility, Conservatory, Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking and hardstanding, large Garage, useful brick built outhouse, perfect for Home Office/Hobbies Room and delightful good sized Gardens bordered by open farmland with far reaching views across to the Welsh Hills.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position in this much sought after Village a short drive from the A5/M54 motorway network and all the amenities of the County Town. Clive benefits from a primary school, church, medical centre, active village hall and social hub and has the most fabulous walks over surrounding countryside, woodland paths and Grinshill Hill. A short stroll away is Yorton Railway station with regular trains through to Shrewsbury, Crewe and links to London. In the nearby market Town of Wem there are excellent facilities including supermarkets, independent stores, restaurants and public houses.

RECEPTION HALL

Covered entrance with wooden and glazed door opening to spacious L-shaped Reception Hall, part wood block flooring, wall heater.

WC/CLOAKROOM

with suite comprising WC and wash hand basin.

LOUNGE

A lovely light room having window to the side and large picture window overlooking the rear with views over the gardens, open farmland and stretching across to the Welsh Hills. Fire surround housing living flame gas fire, media point, radiators.

DINING ROOM

having window to the side, radiator.

KITCHEN/BREAKFAST ROOM

A good sized room fitted with units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for dishwasher, inset 4 ring hob with extractor hood over and storage beneath and built in oven and grill with cupboards above and below, tiled surrounds and matching eye level wall units, breakfast bar area. Range of full height storage units with shelving, window overlooking the front, radiator.

UTILITY ROOM

having single drainer sink set into base cupboard. Space and plumbing for washing machine, window to the front and door to the side.

PRINCIPAL BEDROOM

An excellent sized double room with window to the rear with aspect over the garden, open farmland and stretching across to the Welsh Hills. Range of fitted wardrobes, radiator.

EN SUITE BATHROOM

with panelled bath, wash hand basin set into vanity with storage, WC. Radiator. Window to the side.

BEDROOM 2

with window to the front, wash hand basin, radiator.

BEDROOM 3

A double room having window to the rear with lovely aspect over the garden, open countryside and hills beyond. Radiator.

BEDROOM 4/SITTING ROOM

radiator and double opening French doors to

CONSERVATORY

being of brick and sealed unit double glazed construction and having a lovely open aspect over the gardens, adjoining fields and with views stretching across to the Welsh Hills.

BATHROOM

with suite comprising shower cubicle with direct mixer shower unit, panelled bath, wash hand basin and WC set into concealed vanity with storage. Heated towel rail, window to the side.

OUTSIDE

The property occupies an enviable position at the top of New Street, approached over driveway which provides excellent parking for numerous vehicles and leads to the Double Garage with remote up and over door, power and lighting and door to the side.

To the front of the property are well stocked flower, shrub and herbaceous beds and the property is divided from the road by stone walling. Side pedestrian access to the fabulous Rear Garden which is of an excellent size, being laid to extensive lawn again stocked with flower and shrub beds along with inset specimen trees. Large paved sun terrace adjacent to the Conservatory, ideal for outdoor dining and from where this a a wonderful backdrop of the open view. Enclosed to one side with feature high stone walling and bordered to the rear by open farmland.

Useful brick built store which would make an ideal Home Office/Hobbies and Craft Room.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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Floor 0 Building 1



Floor 0 Building 2



Approximate total area¹
1669.78 ft²
155.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

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