

Abbeville Haughmond Uffington Shrewsbury SY4 4RW



4 Bedroom House - Detached
Asking Price £390,000

The features

- STUNNING VIEWS TO FRONT AND REAR
- IMPRESSIVE DETACHED HOME
- LARGE LIVING/DINING/KITCHEN
- 3 FURTHER BEDROOMS AND BATHROOM
- GOOD SIZED GARDENS
- ENVIABLE LOCATION CLOSE TO THE TOWN
- LOUNGE, DINING/FAMILY ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE AND AMPLE PARKING
- EPC RATING D



***** STUNNING VIEWS OF HAUGHMOND HILL *****

Abbeville is an impressive 4 bedroom Detached house which has been extensively improved, provides truly deceptive and spacious accommodation which must be viewed to be fully appreciated.

Set on the edge of the Town with fabulous views over adjoining countryside and neighbouring Haughmond Hill, yet a short drive from the A5/M54 motorway network, which is perfect for commuters.

Lounge, Dining/ Family Room, Living/ Dining/ Kitchen, Utility/ Cloaks, Principal Bedroom with en suite, 3 further Bedrooms and contemporary family Bathroom.

Driveway with ample parking and Garage with good sized Rear Garden.

Viewing Essential.

Property details

DESCRIPTION

Having undergone complete modernisation and improvement over recent years Abbeville is an impressive traditional style home which is complemented by today's modern contemporary finishing's. From original quarry tiled floors to beautifully fitted bathroom and en suites, cast iron log burner and well fitted Kitchen, the property is perfect for a growing family, those who work from home or those who just love to entertain with its great outdoor space.

Situated right on the edge of the Town yet having a semi rural setting with its fabulous outlooks over adjoining farmland, Haughmond Hill, Shropshire or Welsh Hills of which are visible from each of the front and rear facing windows.

LOCATION

The property occupies an enviable position right on the edge of the Town, yet with a wonderful semi rural feel, and with ease of access to the A5/M54 motorway network. There are excellent facilities on hand a short drive away including schools, shops, supermarkets, doctors, churches, restaurants and public houses and the Town Centre is approximately 3 miles distance.

When travelling from Shrewsbury proceed on the B5062 North where the property will be found just after the Shrewsbury Rugby Club, second house on the left hand side.

ENTRANCE HALL

Entrance door opens to Reception Hall with original tiled floor, window to the side, radiator.

LOUNGE

A lovely light room with window to the front. Feature recess housing cast iron log burner set onto hearth, media points, radiator. Double opening doors to the Living/Dining/Kitchen.

DINING/FAMILY ROOM

again with window to the front, large walk in storage cupboard, radiator. Original quarry tiled floor.

IMPRESSIVE LIVING/DINING/KITCHEN

A great room for those who love to entertain, featuring bi-fold doors leading onto the rear garden and sun terrace, perfect for dining alfresco. The Kitchen is comprehensively fitted with range of cream fronted shaker style units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of matching cupboards and drawers with worksurfaces over and integrated dishwasher with matching fascia panel, 4 ring hob with oven and grill beneath and extractor hood over. Further base units with housing to the side for tall fridge freezer and matching range of eye level wall units. Tiled flooring throughout, radiators and window overlooking the garden.

REAR ENTRANCE

with continuation of tiled floor, large shelved pantry cupboard and sealed unit double glazed door giving access to the garden.

CLOAKROOM/UTILITY

with WC and wash hand basin set into vanity unit with storage. Space and plumbing for washing machine and oil central heating boiler, window to the rear.

FIRST FLOOR LANDING

From the Entrance Hall staircase leads to the First Floor Landing off which lead

PRINCIPAL BEDROOM

A good sized principal room with window overlooking the rear with fabulous outlooks over adjoining farmland to the Welsh Hills in the distance. Radiator.

EN SUITE SHOWER ROOM

Fitted with contemporary suite comprising large shower cubicle

with direct mixer shower unit, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, radiator, window to the side.

BEDROOM 2

With window to the front with an impressive outlook across to Haughmond Hill and adjoining farmland. Excellent range of fitted wardrobes, radiator.

BEDROOM 3

Again with impressive view over Haughmond Hill and adjoining farmland, built in double wardrobe, radiator.

BEDROOM 4

With window to the side, radiator.

FAMILY BATHROOM

Beautifully fitted with free standing oval shaped bath with mixer taps, set beneath the window which provides a fabulous backdrop over adjoining countryside. Shower cubicle with direct mixer shower with drench head, wash hand basin set into vanity with storage and WC suite. Complementary tiled surrounds, radiator.

OUTSIDE

The property is set back from the road and approached over driveway with parking for numerous cars and leading to the Garage with up and over door, power and lighting. Well screened from the road with high hedging. Side pedestrian access to the good sized Rear Garden which has been laid for ease of maintenance and is perfect for those who love outdoor entertaining. To the rear is a paved and decked sun terrace from which there a fabulous views over the adjoining farmland - the perfect end of day place to unwind and watch the sun set. Timber garden storage and Summerhouse.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all mains water, electricity are connected. Drainage to septic tank and oil central heating.

COUNCIL TAX BANDING

We are advised the Banding is an E with Shropshire Council.

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.

Abbeville Haughmond, Uffington, Shrewsbury, SY4 4RW.

4 Bedroom House - Detached
Asking Price £390,000





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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		95
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

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