

# 6 Guttery Close Wem SY4 5YG



4 Bedroom House - Detached  
Offers In Excess Of £375,000

## The features

- IMMACULATELY PRESENTED DETACHED FAMILY HOME
- RECEPTION HALL WITH CLOAKROOM
- RE-FITTED KITCHEN/DINING ROOM WITH APPLIANCES
- THREE FURTHER GENEROUS BEDROOMS AND FAMILY BATHROOM
- VIEWING ESSENTIAL
- ENVIABLE CUL DE SAC LOCATION
- LOUNGE, GARDEN ROOM AND HOME OFFICE/STUDY
- PRINCIPAL BEDROOM WITH EN SUITE
- DOUBLE GARAGE, AMPLE PARKING AND ENCLOSED GARDEN
- EPC RATING B



\*\*\* IMPRESSIVE FAMILY HOME WITH DOUBLE GARAGE \*\*\*

This immaculately presented, 4 bedroom double fronted home offers spacious living, perfect for today's modern lifestyle. Ideal for a growing family or those who work from home.

Having energy conservation in mind the owners have added Solar panels and an EV charger.

Occupying an enviable cul de sac location in the heart of Wem which has an excellent range of amenities on hand along with Railway Station which has links to Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Study/Home Office, Garden Room, re-fitted Kitchen/Dining Room, Utility, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double Garage and enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

#### RECEPTION HALL

Covered entrance with door opening to spacious and inviting Reception Hall. Radiator, useful under stairs storage, wooden floor covering.

#### CLOAKROOM

With WC and wash hand basin. Window to the side.

#### SPACIOUS LOUNGE

with bay window to the front. Wooden fire surround housing living flame fire set onto hearth, media point, wooden flooring, radiators.

#### GARDEN ROOM

A great all year round room being of brick and sealed unit construction with tiled solid roof, wooden effect flooring, radiator, double opening French doors to the garden.

#### HOME OFFICE/STUDY

Window to the front, fitted shelving, radiator.

#### KITCHEN/DINING ROOM

The Dining area has a bow window overlooking the garden, wooden effect flooring, radiator. Peninsular breakfast bar divide with overhang and seating area to the Kitchen which is attractively re-fitted with range of shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units with worksurfaces over and having integrated dishwasher and fridge/freezer with matching fascia panels, inset 5 ring induction hob with extractor hood over and cutlery and pan drawers beneath and eye level double oven and grill with cupboards above and below. Tiled surrounds and matching range of eye level wall units, window overlooking the garden tiled flooring, radiator.

#### UTILITY ROOM

With single drainer sink set into base cupboard and space for appliances, tiled floor, radiator, door to garden.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor galleried style Landing with window to the front, radiator.

#### PRINCIPAL BEDROOM

A lovely light room with two windows overlooking the rear. Two built in double wardrobes, radiator.

#### EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower and drench head, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

#### BEDROOM 2

With window to the rear, built in double wardrobe, radiator.

#### BEDROOM 3

With window to the front, built in double wardrobe, radiator.

#### BEDROOM 4

With window to the front, radiator.

#### FAMILY BATHROOM

with panelled bath with mixer taps and shower attachment, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

#### OUTSIDE

The property is approached over driveway with ample parking and hardstanding and leads to the DOUBLE GARAGE with twin up and over doors, power and lighting and personal door to the side. EV charger. The front garden is laid to shaped lawn with shrub and herbaceous beds. Side pedestrian access leads around to the Rear Garden which is laid to paved sun terrace and shaped lawn with well stocked flower, shrub and herbaceous beds and enclosed with wooden fencing.

#### 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 D 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 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.





## 6 Guttery Close, Wem, SY4 5YG.

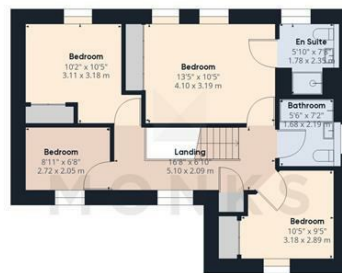
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Floor 0

Approximate total area<sup>®</sup>  
1446.92 ft<sup>2</sup>  
134.42 m<sup>2</sup>



Floor 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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## Get in touch

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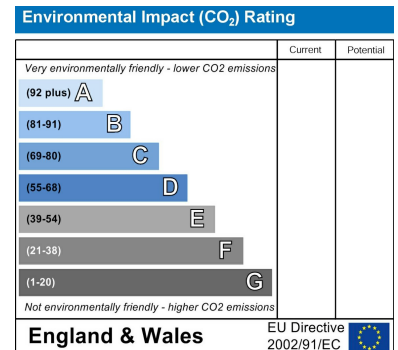
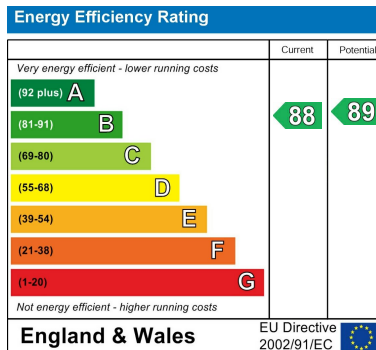
## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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