

# 4 Cedar Grove Wem SY4 5DQ



4 Bedroom House - Detached  
Offers In The Region Of £460,000

## The features

- IMPRESSIVE 4-5 BEDROOM DETACHED FAMILY HOME
- SPACIOUS AND VERSATILE ACCOMMODATION
- LOVELY RE-FITTED KITCHEN/DINING ROOM AND UTILITY
- 3 FURTHER GENEROUS BEDROOMS AND FAMILY BATHROOM
- VIEWING ESSENTIAL
- ENVIABLE PRIVATE DRIVEWAY LOCATION
- LOUNGE WITH LOG BURNER, HOME OFFICE, DINING/GAMES ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- LOVELY ENCLOSED GARDENS AND AMPLE PARKING
- EPC RATING C



**\*\*\* IMPRESSIVE DETACHED FAMILY HOME IN PRIVATE DRIVEWAY LOCATION \*\*\***

An excellent opportunity to purchase this fabulous detached home, offering spacious and versatile accommodation of great proportions and is perfect for today's modern lifestyle - a growing family, work from home, those who love to entertain or have dependent relative.

Occupying an enviable position tucked away at the top of this select, private cul de sac, in the heart of this popular market Town. A short stroll from local amenities including schools and the Railway station, ideal for commuters with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge with log burner, Home Office, large Dining/ Family Room, re-fitted Kitchen/ Dining Room, Utility, Principal Bedroom with en suite, 3 further generous Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking and lovely good sized gardens.

Viewing essential.

## Property details

### LOCATION

#### RECEPTION HALL

Covered entrance with door opening to spacious and inviting Reception Hall having feature vaulted ceiling and window to the front which provides an excellent, light entrance. Wooden floor covering, radiator. Opening to CLOAKS/BOOT AREA with hanging rail.

#### CLOAKROOM

with suite comprising wash hand basin set into high gloss fronted vanity unit, low flush WC. Radiator.

#### HOME OFFICE/STUDY

Having window overlooking the front, radiator.

#### LOUNGE

A great well proportioned room with bay window overlooking the front and feature cast iron log burner. TV aerial and telephone points, radiators, wooden floor covering, double opening oak doors to

#### LOVELY REFITTED KITCHEN / DINING ROOM

Dining Area having window to the rear and double opening French doors leading onto a large paved sun terrace - ideal for dining outdoors. Radiator. Peninsular divide with breakfast bar overhang seating area to the Kitchen which has been recently fitted with contemporary range of grey fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and space beneath for dishwasher, inset 5 burner hob with extractor hood over and deep pan drawers beneath and eye level double oven and grill with cupboards above and below. Recess for American style fridge freezer with storage to either side and additional recess for further fridge. Window overlooking the garden, recessed ceiling lights and wooden floor covering throughout. Radiator.

#### UTILITY ROOM

With space and plumbing for washing machine and tumble dryer with worksurface over and white high gloss fronted tall larder unit. Door to walk in shelved pantry cupboard, radiator, door to rear garden and further door to

#### DINING/GAMES ROOM

having two windows overlooking the front and door to the rear. A fabulous multi-purpose room which with the addition of the adjoining garage could provide an excellent annexe for those who need ground floor accommodation for a dependent relative or an home office with own access.

#### FIRST FLOOR LANDING

From the Reception Hall, staircase with half landing leads to FIRST FLOOR LANDING with feature balustrading overlooking the hall, window to the front. Airing cupboard enclosing hot water cylinder.

#### PRINCIPAL BEDROOM

An excellent sized room with window overlooking the front, built in double wardrobe with hanging rail and shelving and further storage cupboard, TV aerial and telephone points, radiator

#### EN-SUITE SHOWER ROOM

Refitted with contemporary suite comprising large glazed shower cubicle fitted with direct mixer shower unit, wash hand basin set into high gloss fronted vanity unit, low flush WC. Complementary tiled surrounds, heated towel rail/radiator, window to the side.

#### BEDROOM TWO

With window overlooking the rear garden, radiator.

#### BEDROOM THREE

With window overlooking the rear garden, radiator

#### BEDROOM FOUR

With window overlooking the front, radiator

#### FAMILY BATHROOM

Refitted with contemporary suite comprising panelled bath, fully tiled shower cubicle, wash hand basin set into vanity unit with storage above, low flush WC. Heated towel rail/radiator, complementary tiled surrounds, window to the rear

#### OUTSIDE

The property is approached along this private drive way with gated access to personal drive which has ample space for numerous cars and well screened by fencing and mature hedging. The gardens are of a good size and lie to the front, side and rear, extensively laid to lawn with flower and shrub borders. There are a range of specimen trees, hedging and fencing forming the boundaries. For those who love to dine alfresco there is a good sized paved terrace and two covered Pergolas. Two Garden Storage sheds.

#### 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 F 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

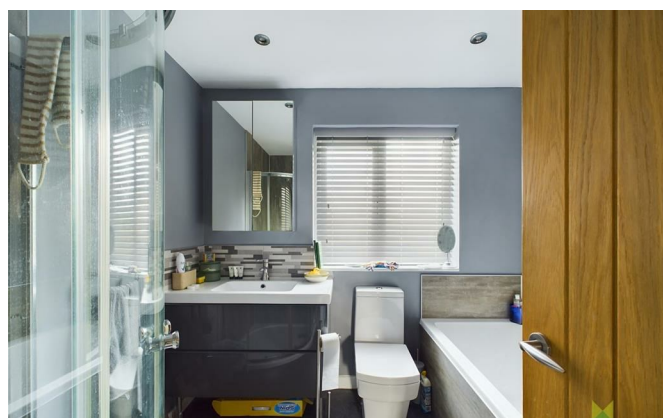
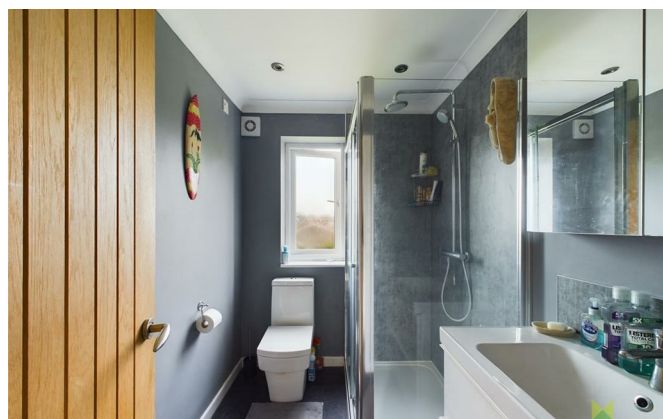
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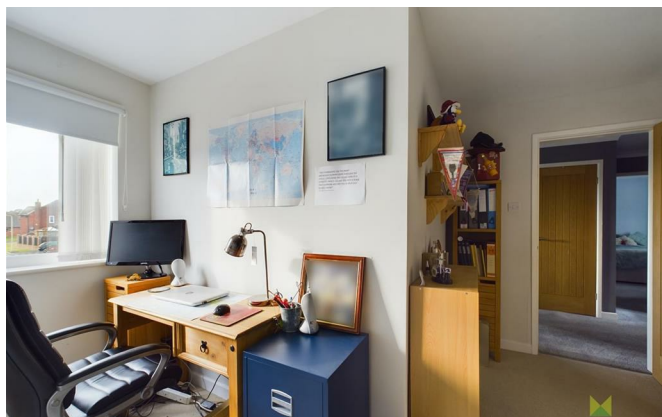
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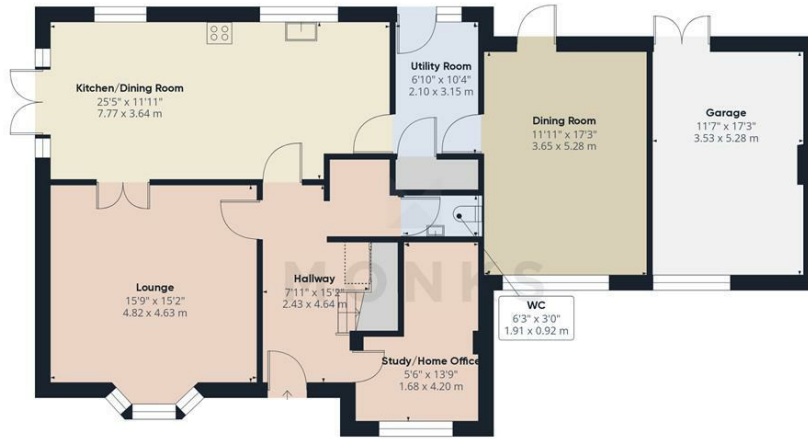




## 4 Cedar Grove, Wem, SY4 5DQ.

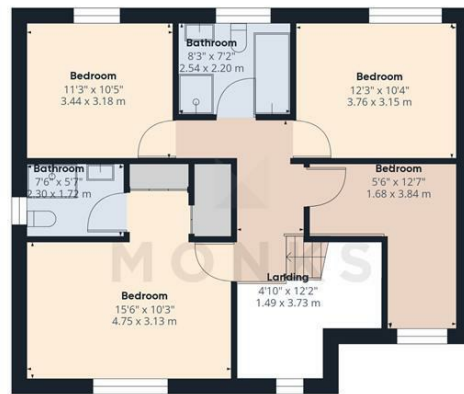
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**Approximate total area<sup>(1)</sup>**  
 2041.81 ft<sup>2</sup>  
 189.69 m<sup>2</sup>

**Reduced headroom**  
 5.49 ft<sup>2</sup>  
 0.51 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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

### Environmental Impact (CO<sub>2</sub>) Rating

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

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