



SAMUEL WOOD



SAMUEL WOOD

Colne Bank, 3 Waterloo Drive, Clun, Craven Arms, Shropshire, SY7 8JD

Offers In The Region Of £550,000



# Colne Bank, 3 Waterloo Drive

Clun, Craven Arms, Shropshire, SY7 8JD



- NO ONWARDS CHAIN
- Three Receptions
- Sought After Location
- Driveway Parking
- Lovely Views
- Detached Bungalow
- Three Bedrooms
- Garage
- Gardens Front & Rear

Samuel Wood is delighted to market this lovely detached bungalow set on the edge of the sought after town of Clun. The property is situated in a private spot occupying a delightful position with stunning views towards the surrounding Shropshire countryside, interior viewing is recommended of this of spacious and versatile detached property.

Just a short walk to the town centre, this popular market town benefits from a primary school, church, doctors' surgery, tea rooms, well respected public houses and a variety of independent shops including a hair salon and a convenience store. Clun is one of the most tranquil locations in England, with the River Clun which flows from west to east under its historic packhorse bridge with the Norman ruin of Clun Castle overlooking the town.

With no onward chain, viewing is highly recommended. EPC E



The accommodation briefly comprises of Entrance Hallway, Shower Room, Bathroom, Living Room, Kitchen, Dining Room, Conservatory and 3 Bedrooms.

## Entrance

The entrance to the property benefits from a covered porch, leading into a spacious and light hall which follows onto the central hallway where wooden doors lead onto each room.

## Dining Room 12'5" x 12'5" (3.80 x 3.80)

Accessed from the hall, a glass panel door with grid glass panel walls leads into this good sized dining room. Having a large bow window to front aspect and two windows to side aspect, 15 pane internal doors with patterned glass doors lead to

## Kitchen 26'10" x 12'5" (8.20 x 3.80)

A nicely fitted kitchen with a traditional range of matching units with white fronts, heat resistance work surfaces inset white sink unit with mixer tap, gas hob with extractor above and raised height oven. Having tiled splashbacks and under cabinet downlights, a door leads into

## Utility Room 10'5" x 7'8" (3.20 x 2.34)

With space and plumbing for a washing machine, tiled flooring with base unit, work surface inset with sink with mixer tap and space for further white goods. A window overlooks the rear garden and a wooden door leads to the rear path and garden.



**Shower Room 12'5" x 3'9" (3.80 x 1.16)**

Accessed from the hall, with a suite comprising of shower cubicle, wash had basin and W.C. A door leads from the shower room into

**Bedroom 2 14'6" x 12'5" (4.42 x 3.80)**

Having a bow window overlooking the front aspect and built-in wardrobes.

**Bedroom 3 10'5" x 6'5" (3.20 x 1.98)**

Having window overlooking rear garden.

**Bathroom 11'4" x 6'5" (3.46 x 2.0)**

Having window with privacy glass to rear garden and a suite in soft cream of pedestal wash hand basin, bath, W.C. and separate shower cubicle with tiled splash areas.

**Bedroom 1 13'9" x 13'1" (4.20 x 4.00)**

Having dual aspect windows to side and rear aspects, fitted wardrobe cupboard with hanging rail and door to bathroom.

**Conservatory 15'7" (4.76)**

This delightful conservatory of wooden frame construction, having double glazed windows and double doors to front garden, with tiled flooring and double wooden doors into

**Living Room 15'7" x 12'4" (4.76 x 3.76)**

A lovely and light room with a bow window over front aspect, French doors to front garden and open fire inset to feature stone fireplace on stone hearth with shelf and recess to side.

**Outside**

The property enjoys a mid cul-de-sac location in this desirable residential area of similar properties. There is driveway parking, a detached garage having door to rear garden and housing the oil tank. The front garden to the property is open plan, laid to lawn with a selection of mature shrubs, plants and trees. A pathway leads to the front door, laid to lawn to sides. Pathways lead to the rear where there is an enclosed tiered garden with low stone walls and selection of shrubs and borders. Steps to raised levels and vegetable patch with a paved area directly nearest the house.

**Services to the property**

We understand that mains electricity, mains water and mains drainage are connected to the property with gas provided from a cylinder to the kitchen hob. Oil-fired heating to radiators, telephone and broadband to BT regulations and windows are double glazed.

**Agents Note**

Waterloo Drive is an un-adopted road, properties 1-4 including Colne Bank are responsible for the maintenance of the road. The property benefits from a quarter share of the 'Waterloo field' situated adjacent to the row of properties to protect the enjoyment of the location. Properties 1-4 including Colne Bank are equally responsible for the maintenance of the field.

**Tenure**

We understand the tenure is Freehold.





### Local Authority

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

Council Tax Band: E

### Viewings

Contact the Craven Arms Office on Tel: 01588 672728, or Ludlow Office on Tel: 01584 875207

### Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: [andy@samuelwood.co.uk](mailto:andy@samuelwood.co.uk)

### Mortgage Services

We offer a no obligation mortgage service through Q Financial Services, please ask a member of our team for further details.

### Referral Fees

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.



### Directions

Heading from the A49, take the B4368 towards Clun, approaching Clun the fire station will be on the left, garage on the right, take the left turning opposite the garage onto Waterloo Lane, continue to the end of the lane, there will be a ford on your left, Waterloo Drive will be on your right.







## Floor Plans



Floor Plan

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

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

Tel: 01588 672728 | [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)