8 Quarry Meadows
Craven Arms, Shropshire, SY7 9EG

This extremely spacious and well presented 5 bedroom detached house is located within a popular residential cul-de-sac of similar properties in the popular Shropshire town of Craven Arms. Accommodation which benefits from gas fired heating and upvc double glazing includes: Reception Hall, Cloakroom, Kitchen / Breakfast Room, Utility Room, Sitting Room, Dining Room, Study, First Floor Landing, Airing Cupboard, Bedroom 1 with Dressing Room, En-suite, 4 further Bedrooms and separate Family Bathroom and Shower Room. EPC C

Guide Price:  £360,000
Located in Craven Arms Quarry Meadows has the benefit of a range of recreational and educational facilities along with a mainline railway station right on its doorstep. The County Town of Shrewsbury is 21 miles to the north and the popular market town of Ludlow is 10 miles to the south and is fully described as follows:

**Front Porch**
With front door then opening into

**Reception Hall**
Having door into under stairs storage cupboard, wall mounted radiator, door into

**Cloakroom**
Having suite in white of wc, and wash hand basin, wall mounted radiator

**Sitting Room**
Having limestone feature fireplace with wood burner fitted, wall mounted radiator and upvc double glazed window to frontage. Double doors then open into

**Dining Room**
Having wall mounted radiator, upvc double glazed doors opening onto patio

**Kitchen**
With beechwood fronts having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, tiled splash backs and single bowl stainless steel sink unit. Integrated four ring gas hob with extractor positioned above, integrated oven and planned space for dishwasher. 2 upvc double glazed windows to rear elevation and wall mounted radiator. Archway then opening into

**Utility Room**
Having base cupboards and drawers matching that of the kitchen, single bowl, single drainer stainless steel sink unit, planned space for washing machine, fridge freezer. This room also houses the Vaillant gas fired boiler, wall mounted radiator and upvc double glazed side door to the gated side access.

**Study**
Having wall mounted radiator and upvc double glazed window to frontage

**First Floor Landing**
Having door into airing cupboard with shelving and housing the hot water cylinder, wall mounted radiator and upvc double glazed window to frontage

**Bedroom 1**
Which is a fantastic size room, having wall mounted radiator and upvc double glazed window to rear elevation, archway then leads into the

**Dressing Area**
Having fitted wardrobes with hanging rail and shelving, wall mounted radiator and upvc double glazed window to rear elevation with door exiting back out onto the landing

**En-Suite**
Having extensively tiled walls, suite in white of large shower unit, wc and pedestal wash hand basin, wall mounted radiator and upvc double glazed window to side elevation
Bedroom 2: Having large fitted wardrobes with hanging rail and shelves, wall mounted radiator and upvc double glazed window to rear elevation.

Bedroom 3: Having fitted wardrobe with hanging rail and shelves, wall mounted radiator and upvc double glazed window to frontage.

Bedroom 4: Having wall mounted radiator, upvc double glazed window to frontage and Velux window to frontage having a roof top view across the South Shropshire countryside.

Bedroom 5: Having wall mounted radiator and upvc double glazed window to frontage that again taking in the fantastic views.

Shower Room: Having extensively tiled walls, single shower unit, suite in white of wc and pedestal wash hand basin, wall mounted radiator, double glazed Velux window to rear elevation.

Outside: The property is approached onto a tarmacadam driveway with parking for 4 vehicles, double garage with up and over doors has light and power fitted. There is then a pathway leading up to the front door with a small flower bed directly nearest the property with lawn either side. Directly nearest to the property there is a small patio area and pathway round to the gated side access between the house and the rear garden. The rear garden is laid mainly to lawn with mature shrub borders, the boundary is made up of high board fencing to the side and rear. There is also a garden shed and useful log store located behind the garage.

Tenure: The property is Freehold

Services: Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, Telephone to BT regulations.

Local Authority: Shropshire Council

To view this property: Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at cravenarms@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764

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