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Shropshire, SY4 2DU

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers In The Region Of £445,000**

Viewing: strictly by appointment through the agent



Occupying a beautiful position with a stunning aspect to the rear over local farmland and beyond. This is a beautifully presented, extended and spacious, four bedroom detached property situated on this desirable residential development constructed by renowned local builders Shingler Homes. The property is located within this highly sought after residential village location, approximately 8 miles from the historic town centre of Shrewsbury. The village has excellent variety of amenities, local schooling etc and is well placed to the A5 linking up to the M54 motorway network. Early viewing comes highly recommended for the property and its situation to be fully appreciated. The accommodation briefly comprises: reception hallway, bay fronted lounge with modern upgraded family kitchen / diner, recently reconstructed garden room, utility room, cloakroom, first floor landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom, front and landscaped rear enclosed gardens which border local farmland along with a stunning aspect to the rear, brick paved driveway, garage, double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

#### Storm porch

With composite double glazed entrance door gives access to:

#### Reception hallway

Having engineered oak flooring, radiator, service door to garage, under-stairs storage cupboard. Door from reception hallway gives access to:

#### Bay fronted lounge

17'9" max into bay x 10'3"

Having feature wood burning stove with inset timber mantel above, radiator, walk-in bay with range of double glazed windows to front, engineered oak flooring.

Door from reception hallway gives access to:

#### Modern upgraded family kitchen / diner

20'11" x 10'4"

#### The dining area

Comprises; tiled floor, radiator, television aerial point, double glazed bi-folding doors which give access to the property's rear landscaped gardens, radiator.

#### Kitchen

Comprises: a range of modern eye level and base units with built-in cupboards and drawers, integrated double oven, dishwasher, fridge and freezer (all with matching fascias), fitted granite worktops with inset 1½ stainless steel sink with mixer tap over, double glazed window to rear, LED spotlights to ceiling, tiled floor, four ring gas hob with wall-mounted stainless steel finished cooker canopy over. Door from kitchen / diner gives access to:

#### Utility room

6'7" x 5'1"

Having eye level and base units with built-in cupboards and drawers, fitted worktop with inset circular sink with mixer tap over (space for washing machine), recessed spotlights and extractor fan to ceiling, radiator, tiled floor, composite double glazed door giving access to landscaped rear gardens. Door from utility room gives access to:

#### Cloakroom

Having low flush wc, double glazed window to side, pedestal wash hand basin, tiled floor, radiator.

Square arch from dining area gives access to:

#### Recently constructed garden room

8'9 x 8'9

Having brick based, tiled floor, LED spotlights to ceiling, a range of double glazed windows overlooking the rear gardens taking full advantage of the pleasing rural aspect along with double glazed bi-folding doors.

#### First floor landing

Having loft access, radiator, large fitted double linen storage cupboard with radiator. Doors from first floor landing then give access to all bedrooms and family bathroom.

#### Bedroom one

13'7" max reducing 10'4" x 13'11" max into bay

Having a range of double glazed windows to front, radiator, fitted mirror fronted double wardrobe. Door to:

#### Ensuite shower room

Having tiled shower cubicle with wall-mounted mixer shower with pedestal wash hand basin, low flush wc, double glazed window to side, tiled floor, extractor fan and recessed spotlights to ceiling.

#### Bedroom two

12'0" x 8'9"

Having large built-in double wardrobe, two double glazed windows to front, radiator.

#### Bedroom three

9'10" x 9'7"

Having sealed unit double glazed window with fantastic aspect to rear overlooking the landscaped rear gardens, local farmland, countryside and beyond, radiator.

#### Bedroom four

8'6" x 6'3"

Having double glazed window with with fantastic aspect to rear overlooking the landscaped rear gardens, local farmland, countryside and beyond, radiator, built-in mirror fronted double wardrobe.

#### Family bathroom

Having a three piece white suite comprising; panelled bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush wc, part tiled to walls, tiled floor, double glazed window to rear, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail.

#### Outside

To the front of the property there is a lawned garden with attractive specimen shrubs. To the side of this there is a double width brick paved driveway which gives access to:

#### Garage

18'3" x 8'7"

Having an up and over door, fitted power and light, wall-mounted gas fired central heating boiler.

#### Outside

Pedestrian side access leads to beautifully kept landscaped rear gardens having a large Indian sandstone paved patio area, raised decked area, shaped lawned garden, deep beds containing a variety of specimen shrubs and bushes, timber summer house. The rear gardens have a fantastic outlook and border local farmland.

#### Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**Council tax band E**

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (option 1 for sales).

#### Referral fee disclaimer


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

| Energy Efficiency Rating                    |  | Current                    | Potential   |
|---|--|----------------------------|---|
| Very energy efficient - lower running costs |  |                            |   |
| (92 plus) <b>A</b>                          |  |                            | <b>94</b>   |
| (81-91) <b>B</b>                            |  | <b>84</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<br>2002/91/EC |  |

## FLOORPLANS

