

Ivy Cottage, Hampton Road, Brockton, Worthen,
Shrewsbury, Shropshire, SY5 9HZ

www.hbshrop.co.uk



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Offers In The Region Of £575,000

Viewing: strictly by appointment through the agent

An attractive, beautifully presented, spacious and instantly appealing modern four bedroom detached house, which occupies a large plot with a sizeable driveway and double open fronted timber carport to the rear. Brockton is a picturesque hamlet, situated next to Worthen, having good local amenities some of which include: local convenience store, church, primary school, doctors surgery and public houses. The county town of Shrewsbury is readily accessible from the property approximately (13 miles away) and local by-pass which links up to the M54 motorway network. Early viewing is essential.

The accommodation briefly comprises of the following: Feature part oak framed reception hallway, attractive lounge with wood burning stove, spacious open plan family kitchen / diner, utility room, cloakroom, first floor landing, master bedroom with ensuite shower room, three further good sized bedrooms, luxury family bathroom, front and generous size landscaped rear enclosed gardens, substantial stone driveway providing ample off street parking for a number of vehicles, large detached timber framed double open fronted carport, UPVC double glazing, oil fired central heating (underfloor to ground floor). Viewing is essential.

The accommodation in greater detail comprises:

Oak door gives access to:

Reception Hallway

Having part oak framed sealed unit double glazed windows, oak flooring with underfloor heating, recessed spotlights to ceiling. Door from hallway gives access to:

Lounge

19'5" x 12'6"

Having feature wood burning stove set to an attractive exposed brick inglenook with inset timber above, oak flooring with underfloor heating, upvc double glazed window to front, upvc double glazed French doors giving access to rear gardens.

Door from hallway gives access to:

Spacious Open Plan Family Kitchen / Dining Room

28'7" x 12'7"

The kitchen area comprises: a range of attractive eye-level and base units with built-in cupboards and drawers, Rangemaster cooker with five ring induction hob and Rangemaster canopy over, integrated dishwasher, wine cooler and freestanding Samsung American-style fridge / freezer with pull out larder style units to side and storage cupboard above. Tiled floor with underfloor heating, two upvc double glazed windows, recessed spotlights to ceiling, fitted wooden worktops with inset Belfast-style sink with antique-style mixer tap over. The dining area comprises: upvc double glazed window, upvc double glazed French doors giving access to rear gardens, tiled floor with underfloor heating. Door from kitchen / diner gives access to:

Utility Room

8'7" x 5'11"

Having eye-level and base units floor mounted oil fired central heating boiler, fitted wooden-style worktop with inset stainless steel sink drainer unit with mixer tap over, space for appliances, upvc double glazed window, tiled floor with underfloor heating, composite double glazed door giving access to rear gardens of the property. Door from utility room gives access to:

Cloakroom

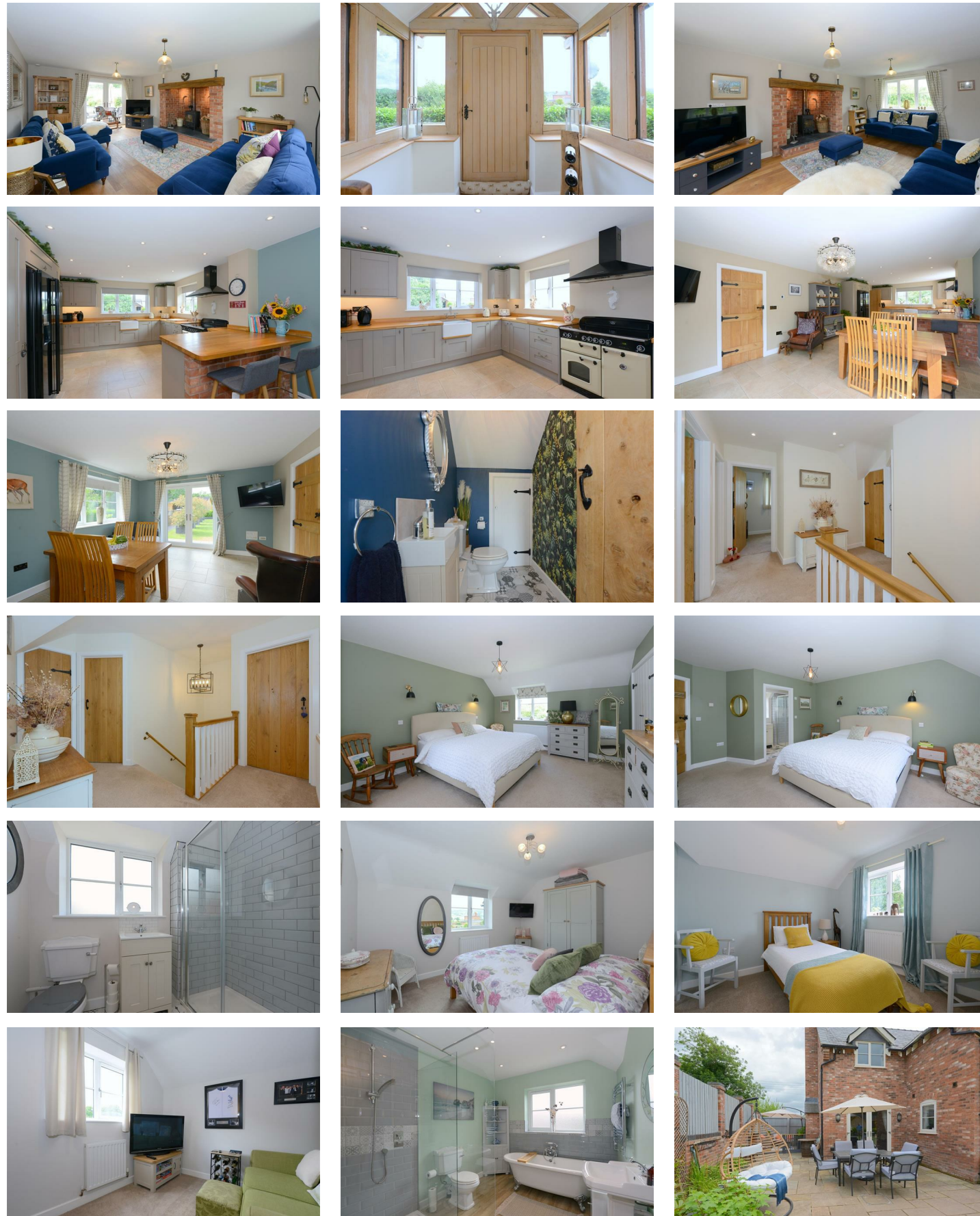
Having low flush wc, wash hand basin with mixer tap over, attractively tiled floor, under stairs storage cupboard, extractor fan to ceiling.

From hallway stairs rise to part exposed oak staircase with carpet runner, giving access to:

First Floor Landing

Having recessed spotlights to ceiling, radiator, cupboard housing pressurised water system. From first floor landing doors then give access to all four good sized bedrooms and luxury family bathroom.





Bedroom One

16'10" max reducing to 14'0" x 12'8"

Having upvc double glazed window with pleasing aspect to front, built in double wardrobe, two wall light points, radiator, wall mounted thermostat control unit. Door from master bedroom gives access to:

Ensuite Shower Room

Having large walk in tiled shower cubicle with mixer shower over, low flush wc, wash hand basin with mixer tap over and storage cupboard below, upvc double glazed window to rear, tiled floor, wall hung heated chrome-style towel rail, recessed spotlights and extractor fan to ceiling.

Bedroom Two

12'9" x 9'10"

Having upvc double glazed window with pleasing aspect to front, radiator.

Bedroom Three

9'11" x 9'2"

Having upvc double glazed window to rear, radiator.

Bedroom Four

9'5" x 8'9"

Having upvc double glazed window to rear, radiator, loft access.

Luxury Bathroom

Having a four piece suite, comprising: roll top-style bath with antique-style mixer tap over with hand held shower attachment off, large tiled walk-in shower cubicle with drench shower over plus hand held attachment off wall, low flush wc, pedestal wash hand basin, part tiled to walls, wood effect tiled flooring, two wall hung heated chrome-style towel rails, upvc double glazed window to side, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property bricked paved steps give access to front door with lawned garden to either side and a mature laurel hedging. To the side of the property is a gravelled driveway which Ivy Cottage has right of way over which then gives access to the property's substantial stoned parking forecourt which provides ample off street parking for a number of vehicles. From here access is then given to:

Large timber framed double open fronted carport

22'5 x 24'8

Having concrete base, undercover parking for two large vehicles or four small vehicles and pitched roof. From the side of the property and driveway, gated pedestrian access then leads to the property's:

Landscaped good size rear gardens

Which comprises: Indian sandstone paved patio area with outside lighting point and pleasing secluded decked seating area, lawn gardens, raised beds with specimen shrubs, plants and bushes, stoned seating area. The rear gardens are enclosed by fencing.

Directions

From Shrewsbury head out on the B4386 (Montgomery Road), continue on this road until reaching the village of Worthen and continue past the convenience store on the left hand side and Long Mountain C E Primary School on the right hand side, until reaching Brockton. Before the bridge turn right and then continue for a short distance and Ivy Cottage can be found on the left hand side.

Services

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

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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 SALES).

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