

14 De Quincey Fields, Upton Magna, Shrewsbury,
Shropshire, SY4 4US

www.hbshrop.co.uk



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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £1,150,000

Viewing: strictly by appointment through the agent

Occupying a fantastic position on this highly select small development which was constructed by renowned local builders Shropshire Homes, this is a stunning, spacious, beautifully presented and highly improved to an exceptionally high standard four double bedroom detached residence, which occupies a lovely plot extending to just over 0.4 of an acre. Upton Magna is an attractive and sought after village location having a primary school, church village hall and public house/restaurant. The property is situated approximately 7 miles east of Shrewsbury and is well placed for easy access to the local by-pass linking up to the M54 motorway network. Viewing truly comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance vestibule, feature reception hallway, cloakroom, study, snug/sitting room, lounge, beautifully constructed oak framed garden room, impressive re-fitted kitchen/diner family room, re-fitted utility room, first floor landing, master bedroom with dressing room and contemporary re-fitted ensuite bathroom, guest bedroom with re-fitted shower room, two further double bedrooms, beautifully re-fitted family bathroom, substantial brick paved driveway providing ample off street parking for a number of vehicles, detached brick built triple garage, landscaped wrap around well established rear gardens, plot size extends to just over 0.4 of an acre, highly desirable village location. Air source heat pump underfloor heating.

The accommodation in greater detail comprises:

Double glazed entrance door with double glazed windows to side gives access to:

Entrance vestibule

Having tiled floor.

Wooden framed door from entrance vestibule gives access to:

Feature reception hallway

18'7 x 12'0

Having tiled floor with underfloor heating, recessed spotlights to ceiling, wall light points, wall mounted alarm control panel, walk-in cloaks cupboard with UPVC double glazed window to front.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, tiled floor with underfloor heating, UPVC double glazed window to front, wall mounted extractor fan.

Door from reception hallway gives access to:

Study

14'3 x 10'9 max

Having UPVC double glazed window to front, underfloor heating, TV aerial point.

Door from reception hallway gives access to:

Sitting room/snug

14'11 max x 14'3

Having UPVC double glazed window to front, underfloor heating, TV aerial point.

Wooden framed glazed double doors from reception hallway gives access to:

Lounge

21'3 x 14'3

Having oak wooden block flooring, two UPVC double glazed windows, wood burning stove set to a feature exposed brick inglenook with timber inset above, underfloor heating, wall light points.

Oaked framed double doors with matching windows to side from lounge gives access to:

Bespoke oak framed garden room

15'0 x 14'10

Having a range of aluminum framed double glazed windows with matching aluminum framed bi-folding doors giving access to rear gardens with exposed oak timbers, UPVC double glazed lantern roof, wall mounted electric heaters.

Wooden framed glazed double doors from lounge and wooden framed glazed door from reception gives access to:





Bespoke re-fitted kitchen/diner/family room

26'8 x 17'9 max reducing down to 13'5

The kitchen area comprises: A range of bespoke eye level and base built-in cupboards and drawers, glass display cabinets, fitted Granite worktops with inset stainless steel sink with mixer tap over, AGA cooker, island/breakfast bar with fitted Granite worktop, circular stainless steel sink with mixer tap over, integrated pull out fridge, cupboards and drawers, integrated dishwasher, full length integrated fridge and separate freezer, recessed spotlights to ceiling, tiled floor with under floor heating, UPVC double glazed window to side.

The dining/family area comprises: Further contemporary base units with space for wine cooler, eye level glass display cabinets, TV aerial point, tiled floor with underfloor heating, recessed spotlights to ceiling, bi-folding doors giving access to rear gardens.

From kitchen/ family/ dining room door gives access to:

Re-fitted utility room

14'3 x 7'3

Having contemporary eye level and base units with built-in cupboards and drawers, space for American style fridge freezer, tiled floor with underfloor heating, fitted Granite worktop with inset stainless steel sink with mixer tap over, double glazed door giving access to gardens, recessed spotlights to ceiling.

From reception hallway contemporary staircase gives access to:

Gallery landing

Having loft access, underfloor heating, recessed spotlights to ceiling, large linen store cupboard with pressurised water system.

From gallery landing doors give access to: Four double bedrooms and contemporary re-fitted family bathroom.

Bedroom one

14'4 x 13'7

Having UPVC double glazed window overlooking the property's rear gardens, His and Hers fitted double wardrobes, two wall light points, underfloor heating.

Door from bedroom one gives access to:

Dressing room

8'7 x 7'1

Having a range of fitted wardrobes with integrated lighting, dressing area with chest of drawers, UPVC double glazed window overlooking gardens, underfloor heating.

Door from bedroom one then gives access to:

Luxury re-fitted ensuite bathroom

13'7 x 9'0

Having a large walk-in tiled shower cubicle with glazed shower screen to side, drench shower over plus wall mounted mixer shower, His and Hers wash hand basin with mixer taps over and storage drawers below, WC with hidden cistern, oval shaped free standing bath with chrome style mixer tap over, wall mounted chrome style heated towel rail, recessed spotlights to ceiling, tiled floor, part tiled to walls, wall mounted extractor fan, UPVC double glazed window to rear.

Bedroom two

15'4 excluding recess x 14'5

Having UPVC double glazed window to rear, fitted wardrobes with inset lighting above, underfloor heating.

Door to:

Re-fitted wet room

Having a walk-in tiled shower cubicle with drench shower over, wall hung wash hand basin with storage drawers below and mixer tap over, WC with hidden cistern, Italian stone tiled floor and part to walls, UPVC double glazed window to side, recessed spotlights to ceiling, wall mounted extractor fan.

Bedroom three

14'5 x 12'9

Having UPVC double glazed window to front, fitted wardrobe with inset lighting, underfloor heating.

Bedroom four

14'7 max into recess x 10'10

Having UPVC double glazed window to front, built-in wardrobe with inset lighting, underfloor heating.

Beautifully re-fitted family bathroom

Having four piece suite comprising: Jacuzzi bath with mixer tap over and handheld shower attachment, walk-in tiled shower cubicle with drench shower over and handheld mixer shower with contemporary glazed shower screen to side, wall hung wash hand basin with mixer tap over with storage drawers below, WC with hidden cistern, part tiled to walls, tiled floor, two UPVC double glazed windows to front, recessed spotlights to ceiling, wall mounted extractor fan.

Outside

The property is approached via a five bar timber gate which leads to a generous paved driveway which provides ample off street parking for a number of vehicles. Paved pathway gives access to front door with lawn gardens to either side with inset shrubs. From the driveway access is then given to:

Detached brick built triple garage

30'7 x 19'4

Having three up and over doors, fitted power and light, pedestrian service door to side.

Gated access then leads to the property's:

Wrap around rear gardens

Which comprise: Substantial Indian sandstone paved terrace with Japanese themed low rise brick walling and feature pond, lawn gardens with well stocked borders containing a variety of specimen shrubs, plans and bushes, outside electric points, cold water tap. The rear gardens offer good levels of privacy and the grounds that the property sits in extends to just over 0.4 of an acre.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND G

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).

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.

