

Haughmond House, 1 Tower Farm, Uffington, Shrewsbury,  
Shropshire, SY4 4SF

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



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**Offers In The Region Of £650,000**

Viewing: strictly by appointment through the agent

Situated on a private driveway within an exclusive development of just three properties, this is a most attractive, spacious, well proportioned and instantly appealing four double bedroom detached house constructed by renowned local builders Shropshire Homes. The property boasts many pleasing features some of which include: Three reception rooms, two ensuite shower rooms, brick paved driveway, detached brick built double garage, landscaped gardens and a pleasing aspect towards Haughmond Hill. Uffington is a sought after village location situated approximately 3.5 miles east of the Shrewsbury town centre and conveniently placed for access to the local by-pass linking up to the M54 motorway network. Early viewing highly recommended.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study, lounge, dining room, attractive kitchen/breakfast room, family room, utility room, spacious first floor landing, master bedroom with dressing area and ensuite shower room, guest bedroom with ensuite shower room, two further double bedrooms, re-fitted family bathroom, well maintained front and landscaped rear enclosed gardens, brick paved driveway, detached brick built double garage, sealed unit double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door with sealed unit double glazed windows to side gives access to:

**Reception hallway**

Having understairs storage cupboard, radiator, coving to ceiling.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, sealed unit double glazed window to front, tiled floor, radiator.

Door from reception hallway gives access to:

**Bay fronted study**

12'9 x 8'7 max into bay

Having walk-in bay with sealed unit double glazed windows to front, fitted desk with eye level and base units with built-in drawers, glass display cabinet, radiator.

Door from reception hallway gives access to:

**Bay fronted lounge**

22'11 max into bay x 12'9

Having walk-in bay with sealed unit double glazed windows to front, sealed unit double glazed French doors giving access to rear gardens with sealed unit double glazed windows to side, feature exposed brick chimney breast with open fire set to an inglenook with inset timber above, three radiators, coving to ceiling, wall light points.

From reception hallway wooden framed glazed door gives access to:

**Bay fronted dining room**

14'5 max into bay x 12'3

Having walk-in bay with range of sealed unit double glazed windows overlooking the property's rear gardens, coving to ceiling, radiator.

Door from reception hallway gives access to:

**Kitchen/breakfast room**

14'8 x 13'5

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, kitchen island with store cupboards below and fitted worktop, integrated fridge freezer, dishwasher, range style cooker with stainless steel cooker canopy over, sealed unit double glazed windows to side, tiled floor, recessed spotlights to ceiling, radiator, exposed brick and timber arch.

From kitchen/breakfast room door give access to:





**Family room**

12'11 x 10'1 max

Having a range of sealed unit double glazed windows overlooking the property's rear gardens, tiled floor, two radiators, recessed spotlights to ceiling, useful shelved storage cupboard.

Door from kitchen/breakfast room gives access to:

**Utility room**

9'4 x 4'10

Having eye level and base units, fitted worktop with inset stainless steel sink with mixer tap over, space for appliances, radiator, tiled floor, recessed spotlights and extractor fan to ceiling, wall mounted gas fired central heating boiler, sealed unit double glazed door giving access to side of property.

From reception hallway stairs rise to:

**Spacious first floor landing**

Having two sealed unit double glazed windows to front, coving and spotlights to ceiling, loft access via ladder loft being fully boarded with light, radiator, airing cupboard

Doors from first floor landing then give access to: Four double bedrooms and re-fitted family bathroom.

**Bedroom one**

13'0 x 12'8 max into bay

Having bay with sealed unit double glazed windows with pleasing aspect to front, two radiators, coving and recess spotlights to ceiling.

Arch from master bedroom gives access to:

**Dressing area**

Having two fitted part mirror fronted double wardrobes, part glazed door then gives access to:

**Ensuite shower room**

Having a large shower cubicle, wall mounted shower, low flush WC, His and Hers wash hand basin set to vanity unit, shaver point, recessed spotlights and extractor fan to ceiling, sealed unit double glazed window to rear, vinyl floor covering.

**Bedroom two**

13'7 x 9'7

Having two fitted double wardrobes, radiator, two sealed unit double glazed windows to rear, spotlights and coving to ceiling.

Door to:

**Ensuite shower room**

Having tiled cubicle, pedestal wash hand basin, low flush WC, sealed unit double glazed window to side, radiator, spotlights and extractor fan to ceiling.

**Bedroom three**

10'7 x 10'3 max into recess

Having sealed unit double glazed window with pleasing aspect to front, radiator, coving and spotlights to ceiling, built-in part mirror fronted double wardrobe.

**Bedroom four**

10'2 x 8'3

Having sealed unit double glazed window to rear, spotlights and coving to ceiling.

#### Re-fitted bathroom

Having a modern three piece suite comprising: P shaped panel bath with drench shower over and hand-held shower attachment off, glazed shower screen to side, wall hung wash hand basin with mixer tap over and storage drawers below, low flush WC, part tiled to walls, tiled floor, sealed unit 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 are well kept lawn gardens with paved pathway giving access to front door, this paved pathway then extends to the side of the property. To the side of the front gardens there is a brick paved driveway which leads to a:

#### Detached brick built double garage

16'9 x 16'1

Having two up and over doors, fitted power and light, part glazed service door to side.

#### Rear gardens

The landscaped rear gardens comprise: lawn gardens, well stocked borders containing a variety of specimen shrubs, plants and trees, paved sun terrace ideal for Alfresco dining, feature garden pond, rockery, fountain, outside electricity point, security light and cold water tap. The rear gardens are enclosed by fencing.

#### Services

Mains water, electricity, drainage and gas 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

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#### Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

#### AGENTS NOTE

Under the section 21 Act Holland Broadbridge would like to disclose a member of staff is related to the owners of this property.

