

5 Carnforth Close, Washford Park, Shrewsbury,
Shropshire, SY3 9QW

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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire,
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Offers In The Region Of £500,000

Viewing: strictly by appointment
through the agent

t: **01743 357000**

e: **sales@hbshrop.co.uk**

Occupying a lovely cul-de-sac position on a generous size plot, this is a spacious, improved and well proportioned three double bedroom detached bungalow. The property is located within this highly desirable residential location, close proximity to local amenities and the Shrewsbury town centre. Early viewing of this property comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, L shaped lounge/diner, garden room, refitted kitchen/breakfast room, side lobby, cloakroom, three double bedrooms, refitted shower room, good size front, side and rear enclosed gardens, generous driveway, double garage with electrically operated roller door, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

UPVC double doors give access to:

Entrance porch

UPVC double glazed door gives access to:

Reception hallway

Having loft access, cupboard housing gas fired central heating boiler, cloaks cupboard, radiator.

Doors from reception hallway gives access to:

L shaped lounge/diner

20'5 max x 20'2

Having UPVC double glazed window overlooking the property's gardens, two radiators, coving to ceiling,

UPVC double glazed sliding door from lounge/diner gives access to:

Garden room

12'3 x 11'5

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, two sets of sliding UPVC double glazed door giving access to rear gardens, tiled floor, radiator, recessed spotlights to ceiling.

Door from lounge/diner gives access to:

Refitted kitchen/breakfast room

19'3 x 8'10

Having an attractive eye level and base units with built-in cupboards and drawers, integrated AEG oven with AEG microwave above, integrated washing machine, fridge, ceramic hob with concealed cooker canopy over, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, two UPVC double glaze windows to rear, tiled splash surrounds, glass display cabinets, radiator, service door to double garage.

Door from kitchen/breakfast room gives access to:

Side lobby

Having UPVC double glazed door giving access to side of property.

Door from side lobby gives access to:

Cloakroom

Having low flush WC, wash hand basin, part tiled to walls, radiator.

From reception hallway doors give access to: Three double bedrooms and refitted shower room.

Bedroom one

17'8 x 10'7

Having UPVC double glazed window to front and side of property, radiator, two built-in double wardrobes, coving to ceiling.

Bedroom two

13'5 x 9'6

Having UPVC double glazed window to front, radiator, built-in double wardrobe.

Bedroom three

10'2 x 7'11

Having UPVC double glazed window to side, two built-in double wardrobes, radiator.

Refitted shower room

Having large walk-in tiled shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, UPVC double glazed window to side, fully tiled to walls, wall mounted extractor fan, radiator.

Outside

To the front of the property there is a lawn garden. To the side of this there is a generous brick edged driveway providing ample off street parking for a number of vehicles with access being given to:

Double garage

16'9 x 15'9

Having electrically operated roller door, UPVC double glazed window to side, fitted power and light.

Gated pedestrian side access then leads to the:

Large rear gardens

Comprising: Extensive paved patio areas, large glazed greenhouse, timber garden shed, lawn gardens with a variety of specimen shrubs, plants and bushes. The 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 F

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

