



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

12 Carlton Close, Bicton Heath, Shrewsbury SY3 5JA

£490,000 Region

To view this property please call us on **01743 236 800** Ref: T7182/SL/MU

A superior, especially well appointed, improved and extended, modern, four bedroom detached family residence.

The property which is presented throughout to an exacting standard, has been much improved by the current owners to provide well planned and flexible family accommodation with rooms of pleasing dimensions. On the ground floor there are 3 generous reception rooms together with a conservatory, a superbly appointed kitchen with utility room and newly fitted ground floor shower room. The family room to the rear, could easily be occupied by a dependent relative or provide additional bedroom accommodation if required. The property benefits from gas-fired central heating and double glazing. On the upper floor there is a spacious master bedroom with walk in wardrobe and en-suite bathroom, along with three additional spacious bedrooms. The family bathroom has also just been luxuriously renovated with a large walk-in shower.

Situated in an enviable, quiet and secluded cul-de-sac in this popular, established, small residential development on the western fringe of Shrewsbury. Well placed within easy reach of the Royal Shrewsbury Hospital, popular schools, a frequent bus service to the town centre and the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENRANCE HALL

LOUNGE

18'1" x 11'10" (5.50m x 3.61m)

DINING ROOM

13'5" x 13'0" (4.09m x 3.96m)

DOUBLE GLAZED CONSERVATORY

With picture windows and French doors opening onto and overlooking the rear garden.

KITCHEN

8'8" x 13'0" (2.63m x 3.96m)

Superbly appointed with an attractive range of matching modern units with integrated appliances.

UTILITY ROOM

9'2" x 7'10" (2.79m x 2.39m)

Additional integrated fridge freezer

SPACIOUS FAMILY ROOM

18'1" x 12'10" (5.50m x 3.91m)

LUXURIOUSLY APPOINTED GROUND FLOOR

SHOWER ROOM

With a large walk-in shower with digitally operated shower unit
Wash hand basin, wc

From the dining room a STAIRCASE rises to a FIRST FLOOR LANDING with built in linen cupboard.

MASTER BEDROOM

19'3" x 13'2" (5.86m x 4.01m)

EN-SUITE SHOWER ROOM

Shower cubicle
Double wash hand basin, wc

BEDROOM 2

10'4" x 6'8" (3.15m x 2.02m)

BEDROOM 3

10'11" x 11'10" (3.34m x 3.61m)

BEDROOM 4

6'7" x 8'6" (2.01m x 2.60m)

FAMILY SHOWER ROOM

Luxuriously appointed with a large walk-in digitally operated

Drench shower with glazed shower screen

Dressing surface with inset hand basin

WC with concealed low type flush.

OUTSIDE THE PROPERTY

LARGE GARAGE

With electric carousel door.

TO THE FRONT there is a generous forecourt providing ample parking for guests' cars, serving the garage and formal reception area with the forecourt laid neatly to lawn with a floral and shrubbery display.

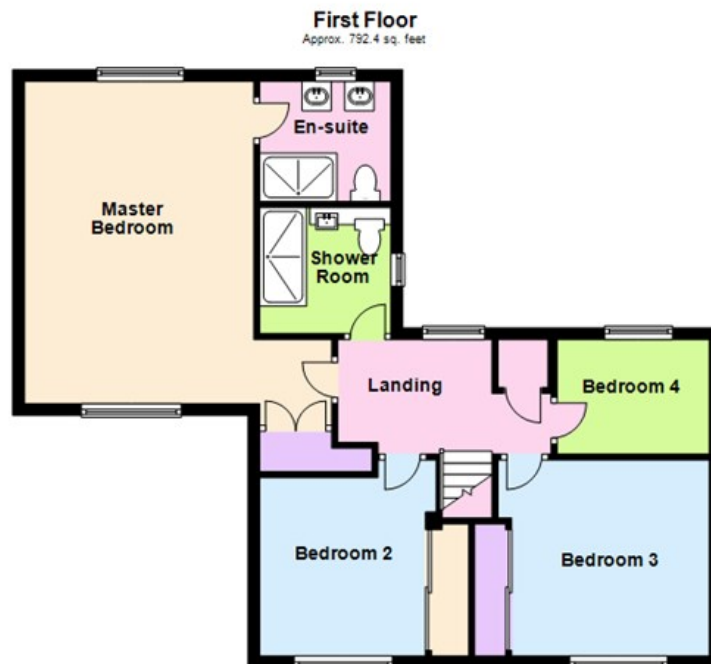
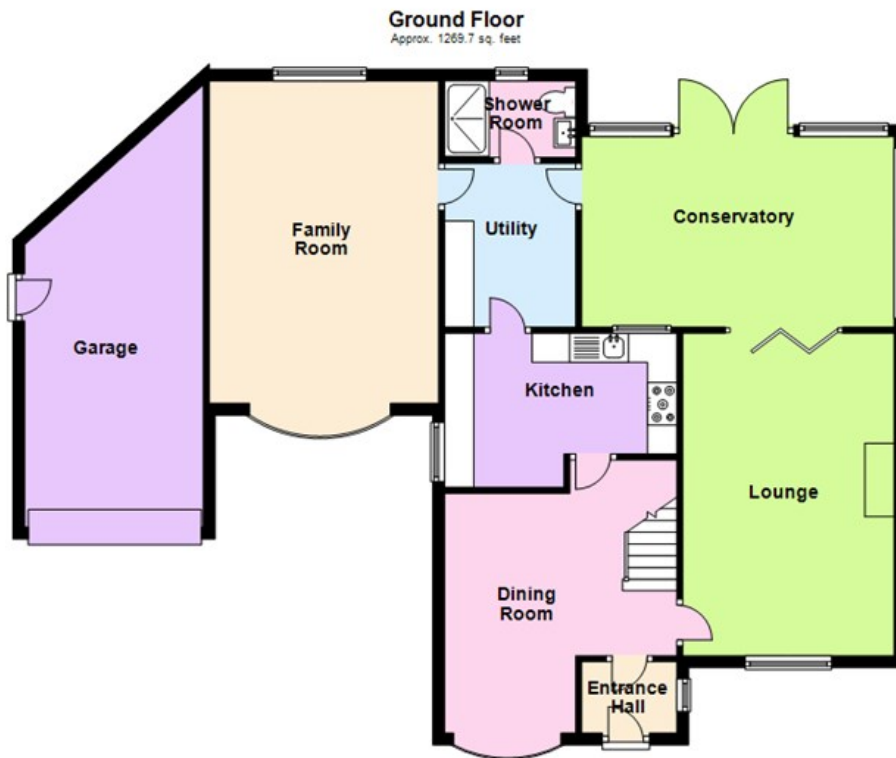
To the rear there is an easily maintained and enclosed GARDEN with lawn, patio and pathways and a sunken entertaining lounge area with further terrace. The whole external area is enclosed on all sides, affording the garden considerable all-round privacy.







FLOOR PLANS ...

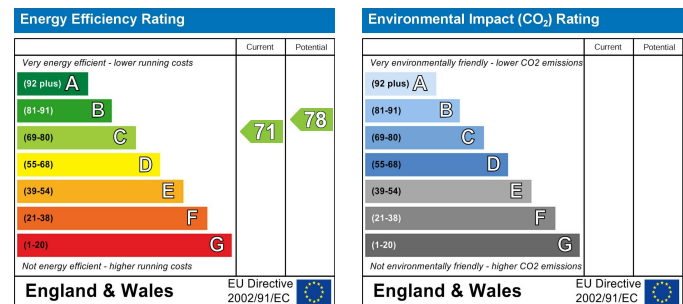


Total area: approx. 2062.1 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Mytton Oak Road, passing the Royal Shrewsbury Hospital on the right hand side, continue for a further distance and at the second mini island take the third exit into Racecourse Lane. After a short distance turn left into Carlton Close, continue for a further short distance, turning right into a small private cul-de-sac where the property will be found.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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