



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

38 Dove Close, Shrewsbury, SY2 6FB

£500,000 Region

To view this property please call us on **01743 236 800** Ref: T7674/SL/KQ

A truly immaculate, well appointed, superior, detached five bedroom family house.

This superior five bedroom detached house provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The owners impeccable taste and sense of style, together with their unfaltering attention to detail and exacting standards of presentation allow the property to be showcased at its absolute best. On the ground floor, there is an attractive and spacious entrance hall with cloakroom, lounge with French doors which open onto the rear garden, formal dining room, spacious well appointed kitchen with breakfast area with French doors to the garden, utility room. To the first floor is a master bedroom with luxuriously appointed en suite shower room, guest bedroom two with en suite shower room, three further double bedrooms and well appointed family bathroom. The property benefits from gas fired central heating and double glazing.

The property occupies an enviable end of cul-de-sac position on the fringe of this this desirable and exclusive residential development on the eastern fringe of Shrewsbury. The property is well placed within reach of excellent amenities, including shops, popular schools and on a frequent bus service to the town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LOUNGE

18'1" x 15'11" (5.50m x 4.85m)

A pleasant room with an attractive limestone feature fireplace
Glazed French doors with side screens overlooking the rear garden

DINING ROOM

10'4" x 10'0" (3.15m x 3.05m)

Window to the fore

SPACIOUS BREAKFAST KITCHEN

12'8" x 18'8" (3.86m x 5.69m)

Neatly appointed and fitted with a range of matching modern units with integrated appliances
Glazed French doors opening onto the rear garden

UTILITY ROOM

5'0" x 5'9" (1.52m x 1.75m)

Fitted with a range of matching units

From the entrance hall a STAIRCASE rises to an attractive FIRST FLOOR BALCONY LANDING with built in airing cupboard and access via a fold away loft ladder to a professionally boarded and insulated loft.

MASTER BEDROOM

14'10" x 12'10" (4.52m x 3.91m)

Two double door built in wardrobes
Windows to the fore

EN SUITE SHOWER ROOM

Large walk in shower cubicle
Wash hand basin, wc

GUEST BEDROOM 2

12'6" x 11'7" (3.81m x 3.53m)

Windows to the fore

EN SUITE SHOWER ROOM

Walk in shower
Wash hand basin, wc

BEDROOM 3

8'10" x 11'1" (2.69m x 3.38m)

Window overlooking the rear garden

BEDROOM 4

8'10" x 11'0" (2.69m x 3.35m)

Window overlooking the rear garden

BEDROOM 5

9'9" x 9'0" (2.97m x 2.74m)

Window overlooking the rear garden

LUXURIOUSLY APPOINTED FAMILY BATHROOM

Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

INTEGRAL DOUBLE GARAGE

Up and over doors and feature downlights in the soffits.

The property is divided from the road by an established privet hedge and approached over a double width tarmacadam drive, which provides ample parking space and serves the garage with a pathway extending to the reception area. The garden to the front is neatly laid to lawn with a shrubbery border. Gated access to both sides of the property.

There is a particularly attractive SOUTH FACING REAR GARDEN with an extensive paved patio and terrace with an attractive Pergola providing entertaining space. The gardens are laid to lawn with ornamental box hedging and gravelled steps with archway to a further paved terrace and patio. The whole garden is well stocked and neatly kept and enclosed on all sides affording the garden seclusion and privacy.



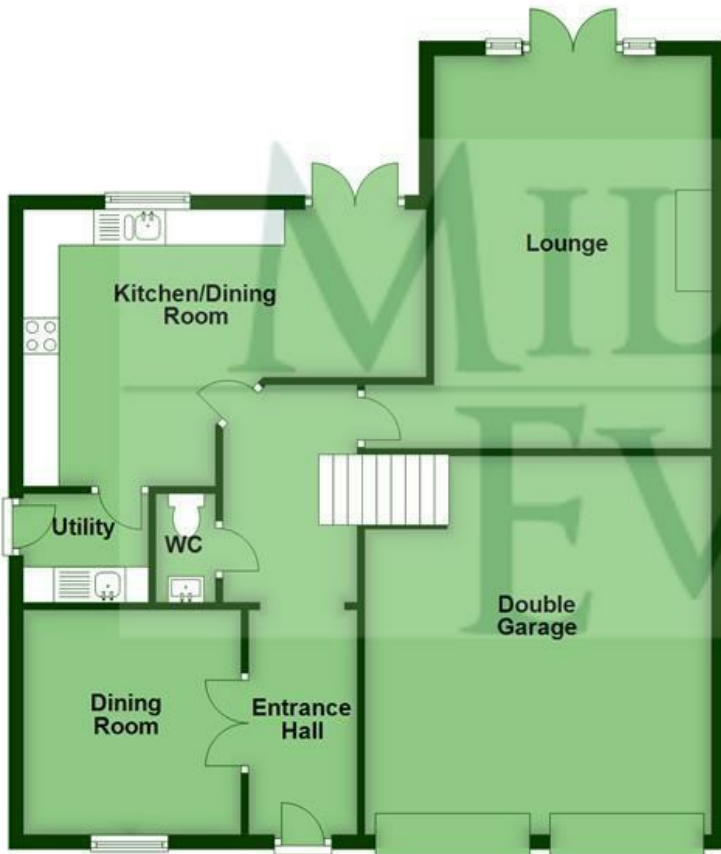






FLOOR PLANS ...

Ground Floor
Approx. 996.2 sq. feet



First Floor
Approx. 876.3 sq. feet



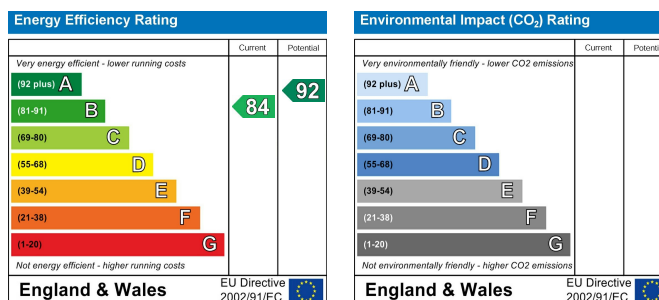
Total area: approx. 1872.5 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached from the Meole Brace island, along Oteley Road. Upon reaching the traffic lights, turn left into Murrell Way. Turn right into Dove Close, continue to the end of the cul-de-sac, where the property will be found on the right hand side.

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

Council Tax Band: F

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:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)