



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Sunfield Park, Shrewsbury, SY2 6PF

£650,000 Region

To view this property please call us on **01743 236 800** Ref: T7747/SL/KQ

A superior, detached, residence, occupying an enviable position in this highly desirable and exclusive residential area.

1 Sunfield Park provides well planned and well proportioned flexible accommodation, which is arranged over two floors. On the ground floor level is an attractive and spacious entrance hall, cloakroom/wet room, generously proportioned L shaped lounge/dining room with large picture windows overlooking the front garden, fitted breakfast kitchen with adjoining utility room, study and ground floor bedroom 4. On the first floor are three further bedrooms and a family bathroom. The accommodation benefits from gas fired central heating and double glazing.

The property occupies an enviable position and is set in generous grounds, in this highly desirable and exclusive, established residential area. The property is well placed within reach of excellent amenities, including state and private schools, the nearby town centre with its many fashionable bars and restaurants, boutique style shops, Theatre Severn, Shrewsbury railway station and revered Quarry Park and Dingle gardens.



INSIDE THE PROPERTY

ENTRANCE VESTIBULE

Tiled floor

SPACIOUS ENTRANCE HALL

Waxed and polished wood block floor
Double door cloaks cupboard

CLOAKROOM / WET ROOM

Wash hand basin, wc
Large walk in shower area

L SHAPED LOUNGE / DINING ROOM

21'3" x 19'0" (6.48m x 5.79m)
A delightful room with large picture windows overlooking the front garden
French doors allowing access to the garden

BREAKFAST KITCHEN

8'11" x 18'0" (2.71m x 5.49m)
Neatly appointed and fitted with a range of matching modern units

UTILITY

7'4" x 7'2" (2.24m x 2.18m)

STUDY

10'0" x 11'9" (3.05m x 3.58m)

GROUND FLOOR BEDROOM 4

8'11" x 15'11" (2.71m x 4.86m)

From the entrance hall a STAIRCASE with hand rail and balustrade rises to FIRST FLOOR LANDING

BEDROOM 1

13'7" x 11'1" (4.14m x 3.38m)
Adjoining wardrobe / dressing room

BEDROOM 2

9'0" x 13'11" (2.74m x 4.23m)
Built in store cupboard

BEDROOM 3

10'4" x 11'7" (3.14m x 3.53m)

BATHROOM

Neatly appointed with a modern panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

LARGE TANDEM LENGTH GARAGE

With workshop area

The property is set back and divided from the road by an attractive neatly kept forecourt laid to lawn with established shrubs and approached over a driveway providing ample parking and serves the garage and reception area.

There is a particularly attractive and neatly kept good sized REAR GARDEN with extensive paved patio, lawn with floral and shrubbery borders. The garden is well enclosed and enjoys an open aspect to the rear over the adjoining Prestfelde Playing fields and grounds.









FLOOR PLANS ...

Ground Floor
Approx. 1521.0 sq. feet



First Floor
Approx. 843.1 sq. feet



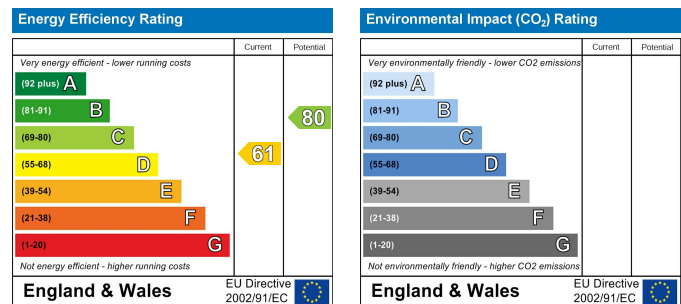
Total area: approx. 2364.1 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the Column Island. Take the second exit into London Road. Continue for a further distance, turning left into Mayfield Drive. Continue to the top of Mayfield Drive into Sunfield Park, where the property will be found on the left 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:



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



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

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones