



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Hillside View, Nesscliffe, Shrewsbury, SY4 1DB**

**Offers In The Region  
Of £495,000**

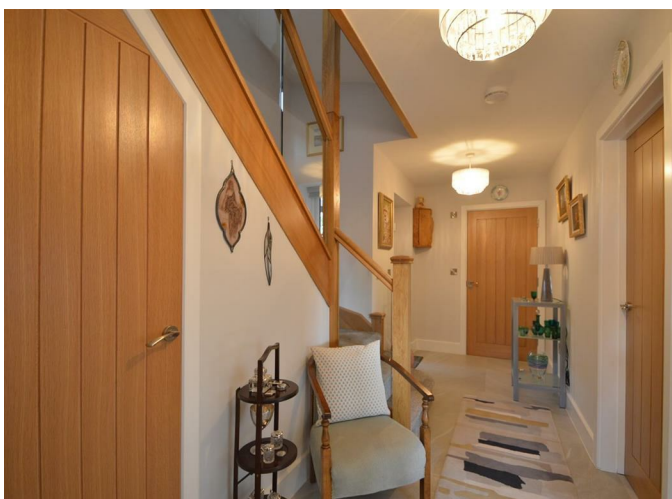
To view this property please call us on **01743 236 800** Ref: C7255/GM/KQ

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# A beautifully designed and extremely well presented, bespoke, four bedroom detached house.

This beautifully designed and extremely well presented, bespoke, four bedroom detached house provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The accommodation includes; entrance hall, cloakroom, open-plan kitchen/dining room with bi-folding doors, lounge with a Clearview log burner, utility room, master bedroom with fitted wardrobes and en-suite shower room, guest bedroom with en-suite shower room, two further double bedrooms and principal bathroom. Integral garage and parking. Neatly kept and well presented rear garden. The property benefits from an air source heat pump, ground floor underfloor heating and PVCu double glazed anthracite windows.

This property is pleasantly situated on this small and exclusive development of just two homes, in the popular village of Nesscliffe, which is approximately 9 miles west of Shrewsbury and equidistant to Oswestry. Within the village are a number of amenities including a primary school, popular public house, village shop/garage, village hall. The surrounding countryside is well known for its beautiful walks and scenery. There are a selection of private and state schools in the area with the neighbouring village of Baschurch providing the popular Corbett school, where there is a regular bus service from Nesscliffe itself. Commuters will also find that there is easy access via the A5 through to Shrewsbury and Telford to the south, or Oswestry and Chester to the north.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Porcelain tiled floor  
Understairs store cupboard

### CLOAKROOM

Modern white suite comprising;  
Wash hand basin, wc  
Porcelain tiled floor

### LOUNGE

11'11" x 15'11" (3.64m x 4.86m)  
Attractive fireplace with exposed brick beam over and Clearview log burner  
Bay window to the front  
Porcelain tiled floor

### KITCHEN / DINING ROOM

22'0" x 14'7" (6.71m x 4.45m)  
A beautiful open-plan room with bi-folding doors leading to the rear garden  
Dual aspect windows  
Porcelain tiled floor  
Fitted modern kitchen with a range of wall and base units comprising of cupboards and drawers with Quartz worktops over  
Range of integrated appliances including a five ring Bosch induction hob with a remote controlled extractor hood over  
Two Bosch double ovens, Two Bosch microwave ovens  
Bosch fridge freezer, Bosch dishwasher, wine cooler and boiling tap.

### UTILITY ROOM

8'4" x 6'5" (2.54m x 1.96m)  
Fitted worktop with built in sink unit  
Door to garage

A beautiful oak and glass STAIRCASE rises from the entrance hall to FIRST FLOOR LANDING with a large built in airing cupboard

### BEDROOM 2

12'4" x 14'1" (3.75m x 4.29m)  
Fitted double wardrobe  
Two windows overlooking the rear garden

### EN SUITE SHOWER ROOM

Modern white suite comprising;  
Tiled shower cubicle  
Wash hand basin with tiled splash and cupboard beneath, wc  
Tiled floor and part tiled walls  
Wall mounted heated towel rail

### BEDROOM 3

18'0" x 10'7" (5.48m x 3.23m)  
Built in double wardrobe  
Engineered Oak flooring  
Dual aspect windows to the front and side

### BEDROOM 4

10'4" x 10'7" (3.16m x 3.23m)  
Engineered oak flooring  
Windows to the front and side

### BATHROOM

Modern white suite comprising;  
Panelled bath with shower screen and shower unit over  
Wash hand basin set to vanity unit with tiled splash and cupboards beneath, wc  
Wall mounted heated towel rail  
Tiled floor

A further oak and glass STAIRCASE rises from the first floor landing to the SECOND FLOOR LANDING where there is access to a large walk in loft space.

### MASTER BEDROOM

12'0" x 21'2" (3.66m x 6.46m)  
Range of fitted double wardrobes with sliding oak and mirror fronted doors

### EN SUITE SHOWER ROOM

Modern white suite comprising;  
Tiled shower cubicle,  
Wash hand basin with cupboards beneath, wc  
Wall mounted heated towel rail  
Tiled floor

## OUTSIDE THE PROPERTY

### INTEGRAL GARAGE

Electric roller shutter door  
Concrete floor, power and lighting, rear pedestrian service door.

The property is approached over a brick paved driveway where there is parking for two cars, access to the reception area and vehicular access to the garage.

There is a particularly attractive and good sized REAR GARDEN which is laid to lawn with a good sized paved patio area, herbaceous borders, garden shed and log store. The whole is enclosed by closely boarded wooden fencing.

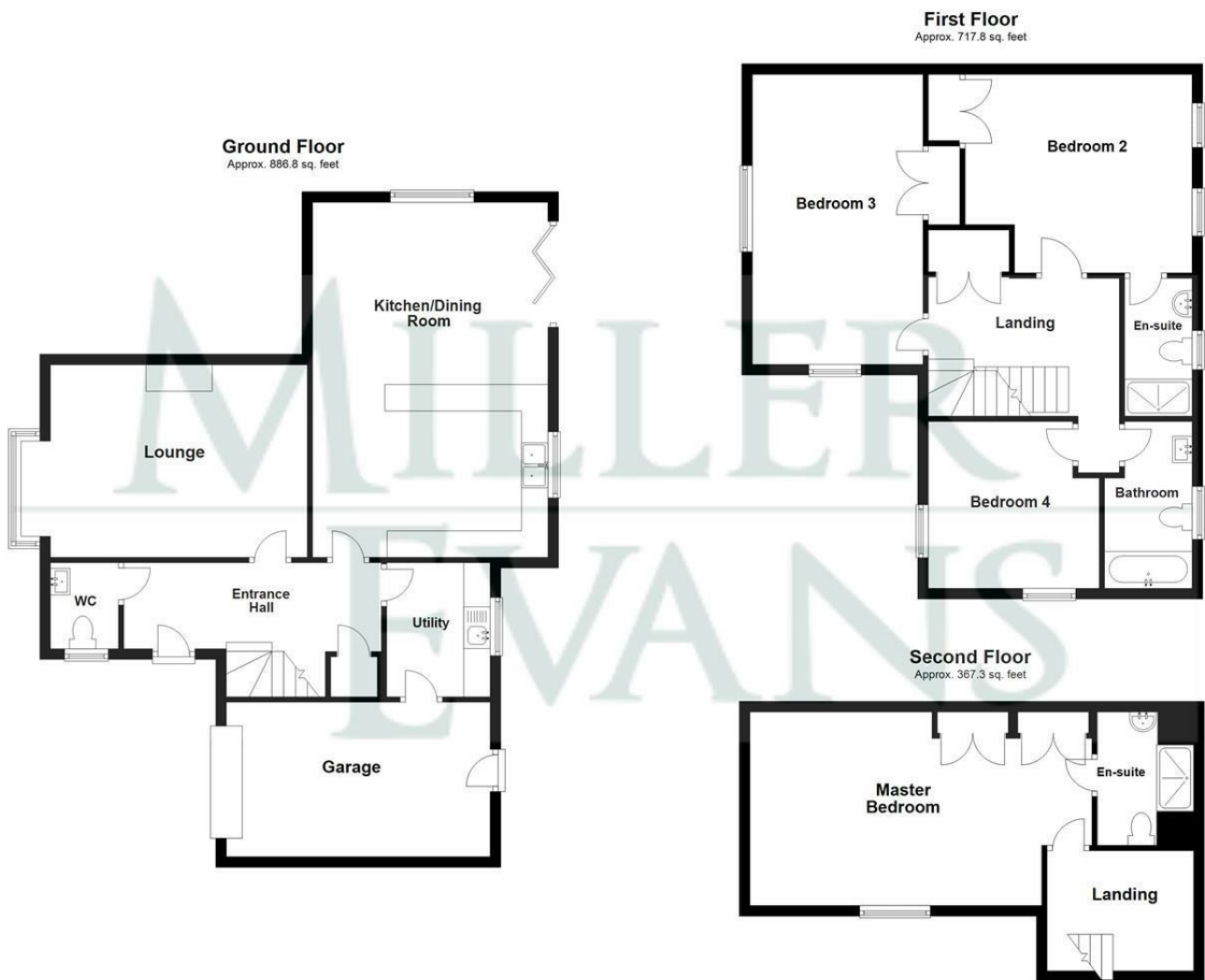
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FLOOR PLANS ...

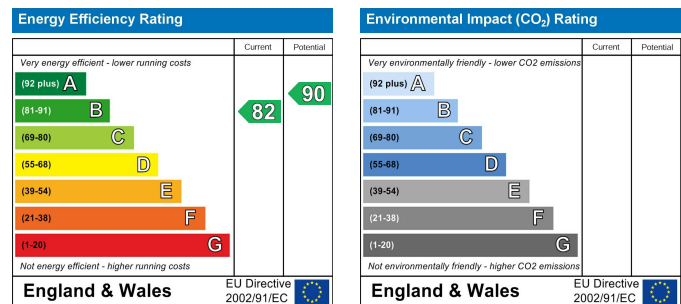


Total area: approx. 1972.0 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed north on the A5 and on reaching the roundabout on the Nesscliffe by-pass, take the 3rd exit heading into Nesscliffe. Proceed into the centre of the village, where the properties will be found almost immediately on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage 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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