



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

3 Thorn Croft, Sutton Grange, Shrewsbury, SY2 6FA £530,000 Region

To view this property please call us on **01743 236 800** Ref: T7905/WM/KQ

A beautifully presented, modern, detached five bedroom family home.

An immaculately presented and beautifully occupied five bedroom detached family house briefly comprising; entrance hall, cloakroom, living room with French doors to rear garden, formal dining room, a well-equipped kitchen with dining area, utility room. On the first floor is a master bedroom with en suite shower room, second bedroom with en suite shower room and three further bedrooms and a substantial family bathroom. Immaculately presented landscaped rear garden. Detached double garage and driveway providing parking. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant cul-de-sac position and is located on the eastern fringe of Shrewsbury and is conveniently placed for excellent amenities including shops, recreational facilities, well renowned schools and the Reabrook Nature Reserve giving walking access to the town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

DINING ROOM

11'3" x 10'4" (3.43m x 3.15m)

Window to the front

Double doors to entrance hall

LIVING ROOM

17'11" x 13'2" (5.47m x 4.02m)

French doors to rear garden

KITCHEN / DINING ROOM

13'3" x 18'7" (4.03m x 5.67m)

Kitchen area superbly appointed and fitted with matching modern units and comprehensive range of integrated appliances

French doors to rear garden

Door to:

UTILITY ROOM

5'5" x 5'8" (1.65m x 1.72m)

Base units

Door to rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM

13'4" x 15'3" (4.06m x 4.65m)

Two built in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

13'3" x 12'7" (4.04m x 3.84m)

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 3

10'0" x 11'2" (3.06m x 3.40m)

BEDROOM 4

10'0" x 10'2" (3.06m x 3.09m)

BEDROOM 5

10'0" x 10'2" (3.06m x 3.10m)

BATHROOM

Attractively appointed

Modern panelled bath with shower and shower screen

Wash hand basin, wc

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Twin up and over doors

Electric light and power supply.

The property is approached over tarmacadam driveway providing parking and access to the garage, flanked by lawned area with mature shrub beds and borders.

Enclosed REAR GARDEN laid to lawn with paved patio areas providing ideal entertaining space, slate beds and borders with shrub and trees. The garden is immaculately presented and enclosed on all sides.



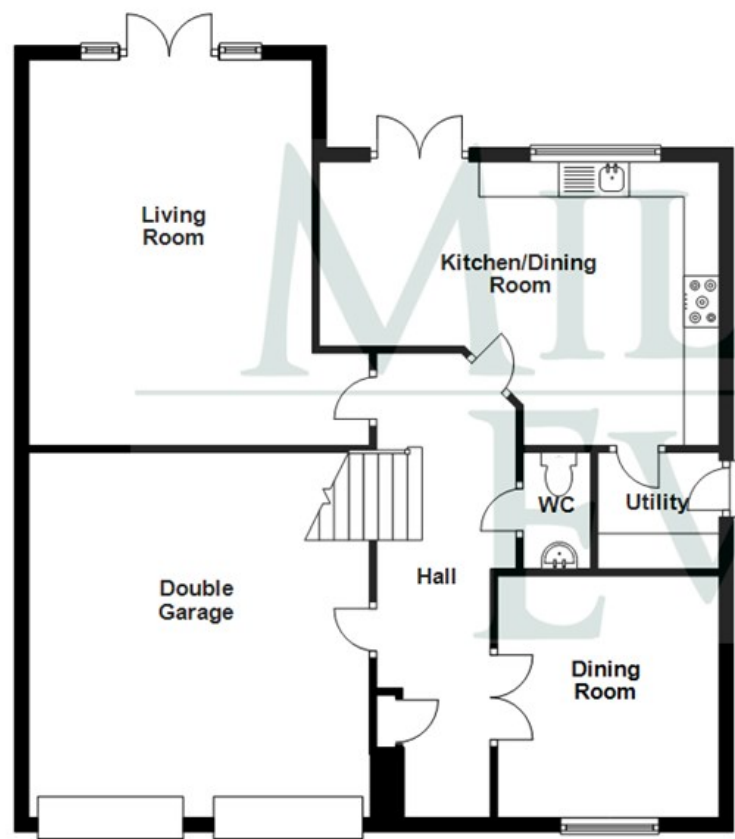




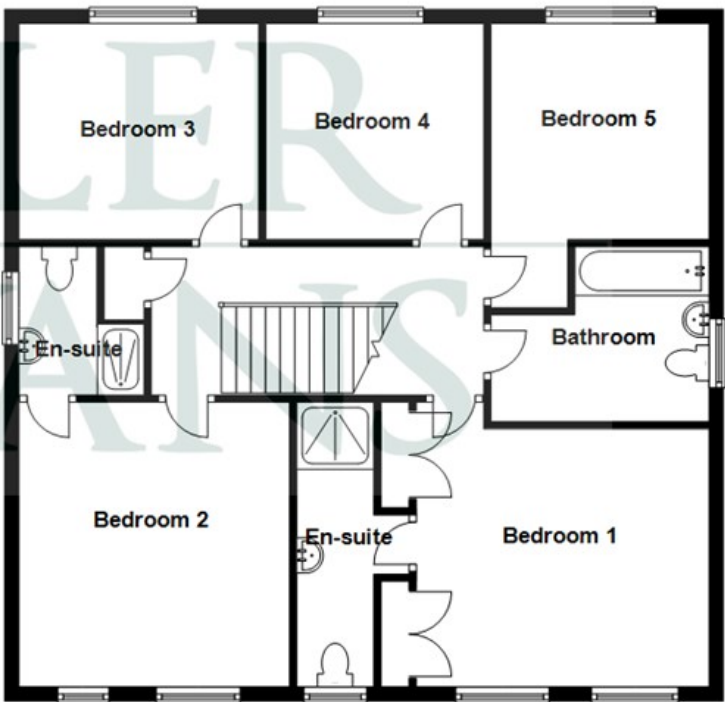


FLOOR PLANS ...

Ground Floor
Approx. 1042.8 sq. feet



First Floor
Approx. 991.4 sq. feet



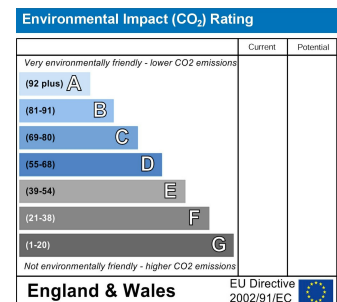
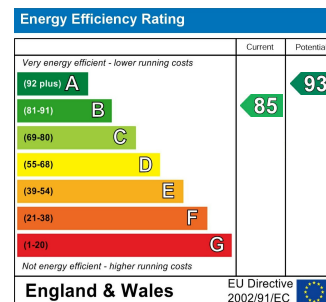
Total area: approx. 2034.2 sq. feet

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 Roman Road to the Meole Brace Island. Take the second exit onto Otley Road (the B4380). Continue to the second set of traffic lights and turn left into Murrell Way. Continue to the T-junction and turn right. Continue along Murrell Way for a short distance, turning left into Gardeners Place, second left into Old Rose Drive and right into Thorn Croft, where the property will be found at the end.

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