



## 3 Yew Tree Meadow, Hadley.

Offers in the region of **£359,995**

Originally built by Miller Homes in 2015, this executive 4 Bedroom, detached house is exceptionally well presented and benefits from a 23ft Kitchen/Dining/Family Room, a beautifully landscaped south facing garden, good sized Bedrooms and ample storage space. The current owners have taken time to make improvements to the property since buying it from new and it now boasts a Nest heating system (with 2 thermostats), Risco web accessible alarm, re-decoration and new carpets/flooring throughout and a useful garden storage shed.

Briefly comprising Entrance Hallway, 16ft Lounge, Kitchen/Dining/Family Room, Utility Room, Study/Playroom, Downstairs W.C., 4 double Bedrooms (Master with En-suite) and a Family Bathroom, externally there are gardens to the front and rear and a tandem driveway which leads to the Garage. Being near to the entrance of the development, there is a lovely feeling of space which is further complimented by the leafy outlook to the front over a peaceful green space. Within easy reach of all local amenities, schools and transport links, it is the perfect family home. uPVC D.G. & Gas C.H. throughout. Service charge - £188 per annum. Council tax band D. EPC B Rated.

# 3 Yew Tree Meadow Hadley Telford Shropshire

## Property entered via

front door under storm porch into entrance hallway which provides direct access to all downstairs rooms and stairs to first floor.

**Lounge** 17' 10" x 12' 0" (5.43m x 3.65m) (max into bay)

**Kitchen/Dining/Family Room** 23' 6" x 12' 9" (7.16m x 3.88m) (max)  
Door to downstairs storage cupboard.

**Utility Room** 6' 10" x 5' 5" (2.08m x 1.65m)

**Downstairs W.C.** 6' 10" x 3' 7" (2.08m x 1.09m)

**Study/Playroom** 6' 10" x 6' 9" (2.08m x 2.06m)

## Upstairs to

first floor galleried landing which provides access to all Bedrooms and Family Bathroom. Door to airing cupboard.

**Master Bedroom** 15' 1" x 12' 0" (4.59m x 3.65m) (max)

**Master En-suite** 6' 10" x 5' 4" (2.08m x 1.62m)

**Bedroom 2** 12' 5" x 9' 1" (3.78m x 2.77m)

**Bedroom 3** 10' 8" x 9' 1" (3.25m x 2.77m)

**Bedroom 4** 10' 4" x 6' 10" (3.15m x 2.08m)

**Family Bathroom** 8' 11" x 6' 8" (2.72m x 2.03m)

**Garage** 20' 0" x 9' 10" (6.09m x 2.99m)

Up and over door to the front. Electric power and lighting. Storm porch over pedestrian side door.

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Outside

To the front is a well manicured front garden consisting of low level boxus hedging to the fore with gravelled areas and an Indian stone paved pathway to the front door and round to the side gate which allows access to the rear garden. A tarmac driveway to the side of the house leads to the Garage.

The south facing rear garden is mostly laid to lawn with low level borders containing established trees and shrubs. A raised, timber clad planter lies to one side, perfect for vegetable growing. An attractive pergola to the back of the Garage creates a pleasant private area and cedarwood decking closest to the house is covered with a polycarbonate lean-to shelter which allows for a delightful entertaining space. Timber gates to either side provide access all around the property. A wooden storage shed offers added storage space.



# Barker Healey

PROPERTY



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