



6 Old Rectory Fields, Waters Upton.

Offers in the region of **£435,000**

Being located in a peaceful, semi-rural cul-de-sac on the outskirts of the popular village of Waters Upton, this beautiful 4 Bedroom detached property is just over 7 years old and has been immaculately maintained from new by the current owners. Boasting a modern, open-plan Kitchen/Diner Family Room opening on to the enclosed rear garden, there is also a sizeable Master Bedroom with En-suite and 3 further double Bedrooms, all of which enjoy views over open countryside. Add to that ample driveway parking for up to 4 vehicles and an abundance of built-in storage space and this family home has it all!

Briefly comprising Entrance Hallway, Lounge, Kitchen/Diner/Family Room, Utility Room, Downstairs W.C., Boiler cupboard, 4 double Bedrooms, Master En-suite and Family Bathroom (with bath and separate shower), externally there is driveway parking to the front leading to the Integral Garage and a fully landscaped garden to the rear. LPG Gas C.H. and uPVC D.G. throughout. Within the catchment area for the "Good" rated Crudgington Primary School and within easy reach of all road links, NO UPWARD CHAIN!

6 Old Rectory Fields Waters Upton Telford Shropshire

Property entered via

front door under storm porch into

Entrance Hallway 15' 10" x 6' 4" (4.82m x 1.93m)

Useful understairs cupboard. Doors to downstairs rooms and stairs to first floor.

Lounge 16' 11" x 10' 9" (5.15m x 3.27m) (max)

Double doors opening to

Kitchen/Diner/Family Room 17' 8" x 15' 5" (5.38m x 4.70m) (max)

French doors to the rear garden.

Utility Room 10' 5" x 5' 5" (3.17m x 1.65m)

Downstairs W.C. 6' 9" x 3' 4" (2.06m x 1.02m)

Boiler Cupboard 3' 4" x 3' 3" (1.02m x 0.99m)

LPG Gas C.H. boiler.

Upstairs to

first floor landing which leads to all Bedrooms and Family Bathroom. Door to airing cupboard.

Master Bedroom 17' 8" x 13' 9" (5.38m x 4.19m) (max)

Triple built-in wardrobes.

Master En-suite 9' 1" x 5' 2" (2.77m x 1.57m)

Bedroom 2 15' 7" x 8' 7" (4.75m x 2.61m)

Built-in wardrobe.

Bedroom 3 12' 8" x 10' 0" (3.86m x 3.05m)

Double built-in wardrobes.

Bedroom 4 12' 8" x 7' 10" (3.86m x 2.39m)

Family Bathroom 9' 1" x 6' 8" (2.77m x 2.03m)

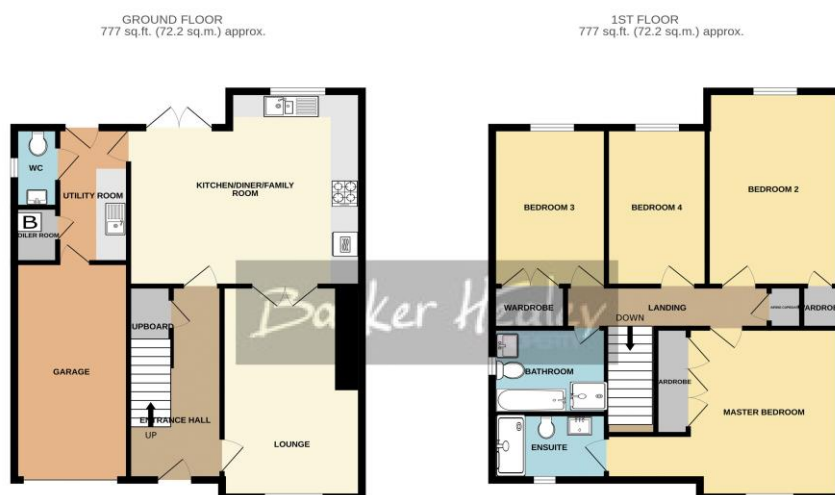
Integral Garage 17' 7" x 8' 4" (5.36m x 2.54m)

Up and over door to the front. Door to Utility Room. Electric power and lighting.

Externally

To the front is a full width tarmac and gravel driveway offering parking for up to 4 vehicles and leading to the Integral Garage. A paved pathway leads from the front door to the side of the house. An established border edged with oak sleepers and containing a variety of plants and shrubs lies to one side. Wooden pedestrian gates to either side of the property provide access to the rear garden.

The enclosed rear garden is mostly laid to lawn with an Indian stone patio closest to the house and well stocked borders to the perimeter offering variety of mature shrubs and plants. A raised paved patio edged with Oak sleepers lies furthest away from the house and offers a sunny area for relaxing or entertaining. LPG tank sunk into the ground. Outside lighting and water tap.



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PROPERTY



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