



## 2 The Paddocks, Shepherds Lane, Red Lake

Asking Price **£385,000**

This extremely well presented, 4 Bedroom, detached home offers spacious living and occupies a fabulous elevated plot with far reaching views over a local nature reserve and open countryside beyond. The south-facing garden enjoys sunshine and privacy and the house is situated on a private lane of just 3 properties meaning it also benefits from a lovely quiet location. The current owners have lived here for over 20 years and recent updates include a re-fitted Breakfast Kitchen, new Shower Rooms and a replacement gas C.H. boiler, in addition to ongoing maintenance of the property throughout.

Briefly comprising Entrance Porch, 21ft Dining Hall, Lounge (with sliding door to the rear garden), Breakfast Kitchen (with integrated fridge, hob, double oven and dishwasher), Downstairs W.C., Store (currently used as a Utility Room), Garage Store, 4 good-sized Bedrooms, Master En-suite and Shower Room, externally there is a double width driveway to the front and an enclosed split level garden to the rear. Gas C.H. uPVC D.G. throughout. Council Tax Band D. EPC Rating C.

# 2 The Paddocks Shepherds Lane Red Lake Telford Shropshire

Property entered via front door into

Entrance Porch 6' 4" x 2' 2" (1.93m x 0.66m)  
part-glazed door into

Dining Hall 21' 9" x 11' 10" (6.62m x 3.60m) (max)  
Access to downstairs rooms and stairs to first floor. Door to useful storage cupboard.

Lounge 17' 9" x 11' 9" (5.41m x 3.58m) (max)  
Sliding door to the rear garden.

Breakfast Kitchen 17' 10" x 8' 2" (5.43m x 2.49m)  
Part-glazed uPVC door to the rear garden.

Downstairs W.C. 4' 6" x 4' 6" (1.37m x 1.37m)

Store - Currently Used as a Utility Room 9' 2" x 7' 11" (2.79m x 2.41m)  
Plumbing for washing machine. Gas combi-boiler.

Garage Store 7' 8" x 6' 7" (2.34m x 2.01m)  
Up and over door to the front. Electric lighting and power.

Upstairs to first floor landing which leads to all Bedrooms and Shower Room. Door to airing cupboard.

Master Bedroom 15' 4" x 11' 9" (4.67m x 3.58m) (max)

Master En-suite 6' 10" x 6' 1" (2.08m x 1.85m) (max)

Bedroom 2 15' 4" x 8' 5" (4.67m x 2.56m)

Bedroom 3 10' 10" x 9' 5" (3.30m x 2.87m) (min plus wardrobe space)

Bedroom 4 10' 9" x 6' 6" (3.27m x 1.98m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Shower Room 6' 11" x 6' 9" (2.11m x 2.06m)

## Externally

The property is accessed via a private lane serving just three houses. At the front, a double-width block-paved driveway leads to the house, complete with electric lighting. A pedestrian gate on the left opens to the rear garden along a paved pathway, whilst another gate on the right provides entry to a storage shed.

The enclosed rear garden is arranged over two levels, featuring a paved and gravelled patio next to the house, with steps leading up to a lawn bordered by mature plants, shrubs, and trees on three sides, and railway sleepers along the retaining wall. It also includes external lighting and a water tap.

GROUND FLOOR  
708 sq ft. (65.8 sq.m.) approx.

1ST FLOOR  
651 sq ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 1359 sq ft. (126.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, rooms, areas and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the years.  
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# Barker Healey

PROPERTY



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