

FOR SALE



Plot 7 - The Philosopher Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB



FOR SALE

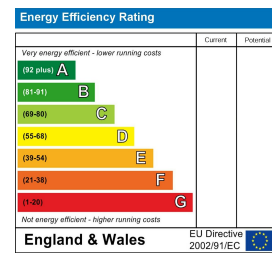
Price Guide £470,000

Plot 7 - The Philosopher Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB

A most impressive and beautifully appointed detached family home, providing a spacious and versatile living environment set with garage and gardens on this highly sought after residential development.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
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MILEAGES: Close to town amenities



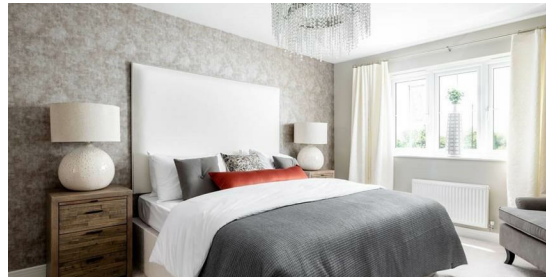
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- 1489 sq ft
- 2 year Bellway warranty
- 10 year insurance protection from the National Housing Building Council
- Excellent specification
- Driveway parking and garage
- Patio and lawned gardens

**ACCOMMODATION**

Storm porch with panelled entrance door leading into:-

**RECEPTION HALL**

With staircase rising to first floor, understairs storage cupboard and doors of and to:-

**GUEST WC**

Providing a white suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap. Part tiled walls, tiled splash, extractor fan.

**LIVING ROOM**

With window to the front.

**OPEN PLAN LIVING KITCHEN DINER**

Providing an attractive range of soft close eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and half bowl Leisure stainless steel sink unit and drainer with mixer tap, integral Zanussi electric oven and grill with Zanussi microwave combination oven over. Integral Zanussi dishwasher. Four ring Zanussi stainless steel gas hob unit with fitted filter hood over. Integral fridge/freezer. Ceiling downlighters, twin glazed french doors leading out onto the rear gardens and patio.

**UTILITY ROOM**

With fitted worktop incorporating Leisure stainless steel sink unit and drainer with mixer tap, storage cupboards under, space and plumbing for washing machine, wall mounted Ideal Logic gas fired central heating boiler, built in storage cupboard, panelled part glazed UPVC access door to the driveway. Built in storage cupboard off.

**STUDY/FAMILY ROOM**

Window to front aspect.

**FIRST FLOOR LANDING**

With access to loft space, useful built in storage cupboard and doors off and to:-

**BEDROOM ONE**

Window to the front.

**EN-SUITE SHOWER ROOM**

Providing a Roche white suite, comprising low level WC with hidden cistern, wall mounted Roche wash hand basin with mixer tap over, shower cubicle with mains fed shower, inset tiling and sliding splash screen, part tiled walls, extractor fan and radiator.

**BEDROOM TWO**

Window to rear.

**BEDROOM THREE**

Window to front.

**BEDROOM FOUR**

Window to rear.

**BATHROOM**

Providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap over, panelled bath, part tiled walls and tiled splash, shaving connection point, ceiling downlighters, extractor fan and wall mounted heated towel rail.

**OUTSIDE**

The property is approached over a flagged pathway leading to the main front entrance door. A block paved driveway then extends down the side of the property, offering a generous amount of parking and giving vehicular access to the detached garage.

**DETACHED GARAGE**

With up and over entrance door, electric car charging points.

**THE GARDENS**

To the front, the gardens offer easily maintained and well stocked herbaceous borders, together with an area laid to lawn. The majority of the gardens are found to the rear and these comprise flagged patio seating areas, generous flowing lawns and an external cold water tap.

**GENERAL REMARKS**

**AGENTS NOTE**

Prospective purchasers should note:

- 1) The property benefits from a number of solar panels.
- 2) Each property has the advantage of an electric car charging point.

**FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**SERVICES**

Mains water, electricity and drainage are understood to be connected. Google Nest controlled gas fired central heating system, individually controlled with two thermostats one on the ground and one on the first floor. None of these services have been tested.

**VIEWINGS**

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.