

FOR SALE

Hatton, Plot 42 Derrington Meadows, Ditton Priors, Bridgnorth, Shropshire, WV16 6TH



FOR SALE

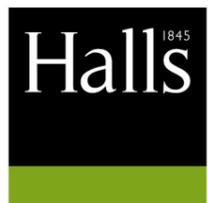
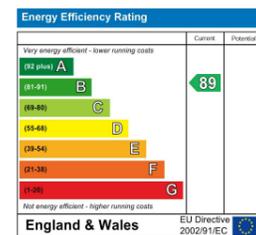
Price £360,000

Hatton, Plot 42 Derrington Meadows, Ditton Priors, Bridgnorth, Shropsh

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



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



The Hatton is a superb three bedroom detached home from the prestigious Legacy Collection by Shropshire Homes. This attractive home features a remarkable open-plan kitchen / dining room with French doors to the rear and a spacious living room. Upstairs are three well proportioned bedrooms, the master having an en-suite shower room and a contemporary family bathroom. The Hatton offers the added benefit of a single integral garage and generously sized driveway accommodating two vehicles.



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Mileage (all distances approximate)
 Bridgnorth 8 miles, Much Wenlock 10 miles, Ludlow 17 miles, Shrewsbury 20 miles.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached Family Home with High Quality Finishes
- Fixtures & Fittings with Renowned Brands
- Open Plan Kitchen / Dining Room with French Doors
- Utility Room & Downstairs Cloakroom
- Three Bedrooms & Family Bathroom
- En-suite Shower Room to Master
- Private Garden
- Integral Garage & Driveway for Two Vehicles

WHAT 3 WORDS:
 ///legend.mailings.replace

SITUATION
 Located in the beautiful village of Ditton Priors in South Shropshire, Derrington Meadows is set in the perfect countryside location, surrounded by picturesque views overlooking Brown Clee Hill. There are a number of amenities and attractions within the village of Ditton Priors, including a post office, local store, The Howard Arms Country Pub, Reg May Butchers, a motor garage and filling station and Brown Clee Medical Centre.

In regard to education, Ditton Priors is the ideal location for young families with Little Explorers pre-school and Brown Clee C of E Primary School both next to Derrington Meadows with an Ofsted rating of 'Good'.

THE DEVELOPER
 Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over forty four years. From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create beautiful properties in Shropshire and surrounding areas.

THE DEVELOPMENT
 Derrington Meadows offers an assortment of two bedroom bungalows with two & three bedroom semi-detached homes from our Legacy Collection, as well as three & four bedroom detached homes from our Classic Collection. Our designers have created the layout of our beautiful homes so they make the perfect living space for all individuals, couples and families.

FULL DESCRIPTION
 The Hatton is a superb three bedroom detached home. As you enter, you are greeted by a welcoming hallway that leads seamlessly into the spacious living room, followed by a remarkable open-plan kitchen/dining room. The dining area features French doors that lead to the private garden. Conveniently situated off the kitchen is the utility room and WC, offering additional storage space and practicality.

Heading upstairs, bedroom one is complete with built-in wardrobes and an en-suite bathroom. The remaining two bedrooms offer flexibility, whether as additional bedrooms, a home office, or a hobby room.

Upstairs also includes a well-appointed family bathroom.

The Hatton comes with a single integral garage and a driveway with space for two cars.

- YOUR HOME INCLUDES**
- NHBC 10-year Buildmark warranty
 - Air source heat pump
 - UPVC windows
 - Ground floor cloakroom
 - Choice of kitchen units with quartz or laminate worktops *^
 - Oven, hob, integrated dishwasher and fridge freezer^
 - Choice of wall and floor tiles
 - Sliding door wardrobes^
 - Electric vehicle charging point
 - Turf laid to front garden
 - Fibre ready (FTTP)

* At relevant stage
 ^ As specified for individual house types - please ask sales executive for full details.

GROUND FLOOR ACCOMODATION
 Entrance Hallway -
 Living Room: 13'8 x 11'11
 Kitchen / Dining Room: 18'1 x 11'3
 Downstairs Cloakroom -
 Utility Room -

FIRST FLOOR ACCOMODATION
 Bedroom One: 13'6 x 12'2
 En-suite Shower Room -
 Bedroom Two: 12'5 x 11'7
 Bedroom Three: 11'2 x 8'
 Bathroom -

ANTICIPATED COMPLETION
 The property is anticipated to be completed November 2025 - February 2026.

SERVICES
 We understand that the property will have the benefit of mains electricity, water and drainage. Air source heat pump. Each home comes with an electric vehicle charging point.

PREDICTED EPC RATING
 The property is predicted to en EPC rating of B and an E1 rating of B.

TENURE
 Freehold with Vacant Possession upon Completion.

DISCLAIMER
 Some of the images and photographs used in the sales particulars have been artificially produced to show a projection of the finished property/development. These may also be subject to alteration during the construction process.