

SAMUEL WOOD

Avalon, 2 Waterloo Drive, Clun, Craven Arms, SY7 8JD

Offers Over £450,000



Avalon, 2 Waterloo Drive

Clun, Craven Arms, SY7 8JD

3 2 2 D

- Fantastic Rural Detached Bungalow
- Wonderful Kitchen Diner and Utility
- Fabulous views
- EPC Band D
- 3 Large Bedrooms
- Large Lounge with Conservatory
- Single Garage and plenty of parking
- NO ONWARD CHAIN



Located in the charming village of Clun, Craven Arms Samuel Wood are pleased to present, this splendid detached bungalow on Waterloo Drive which offers a delightful blend of comfort and convenience. Spanning an impressive 1,702 square feet, this spacious residence features three well-proportioned bedrooms and two inviting reception rooms, making it an ideal home for families or those seeking a peaceful retreat.

Constructed between 1980 and 1989, the property boasts a large hallway that welcomes you into the heart of the home. To the right, you will find a generous kitchen diner, perfect for family gatherings and entertaining guests. Removing those muddy boots is a breeze as to the rear of the property is a very spacious utility room complete with washing facilities and the Oil fired boiler.



The layout thoughtfully separates the living areas from the bedrooms, which are located at the rear and left of the property, ensuring a tranquil atmosphere for restful nights. The family bathroom, complete with a separate shower, an ensuite shower room and an added cloakroom add to the practicality of this lovely home.

Outside, the bungalow is equally impressive, featuring ample parking for up to five vehicles, a rare find in such a desirable location. The property has a unique feature which is a rarity, that being a quarter share of 'Waterloo Fields', a shared green space owned by the four properties on this exclusive lane, providing a wonderful outdoor space.

Clun is renowned for its rich history, with the iconic Clun Castle nearby, and is well-served by local amenities, including pubs and cafe's, a general store, a primary school, and a doctor's surgery. The area is a haven for walkers, with stunning countryside on your doorstep. This bungalow is not just a home; it is a lifestyle choice in a picturesque setting. Don't miss the opportunity to make this delightful property your own.



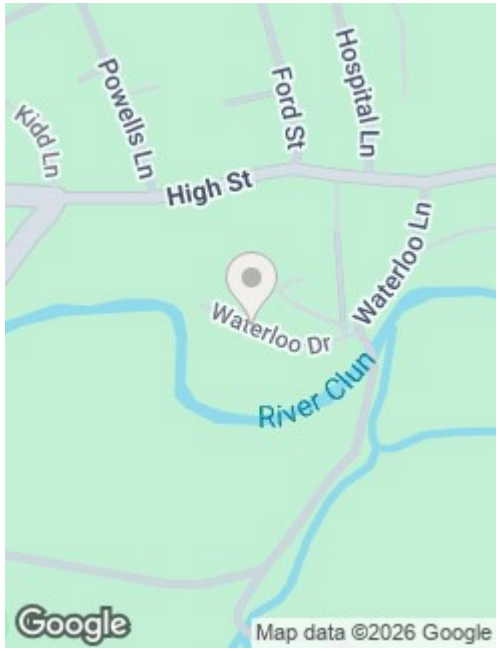












Directions

Please use the what3words app to locate the property using ///orbit.airliners.office. This will take you to the driveway of the property.

Services: We understand that the property has Oil fired central heating, mains electric, mains water, and mains drainage.

Broadband Speed: Basic 17 Mbps and Superfast 52 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Agent Note: Waterloo Drive is an un-adopted lane. All 4 properties are responsibility for its upkeep and maintenance. The paddock to the front of the property 'Waterloo Fields' is also owned by all 4 properties and that too has shared responsibility for its upkeep and use.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

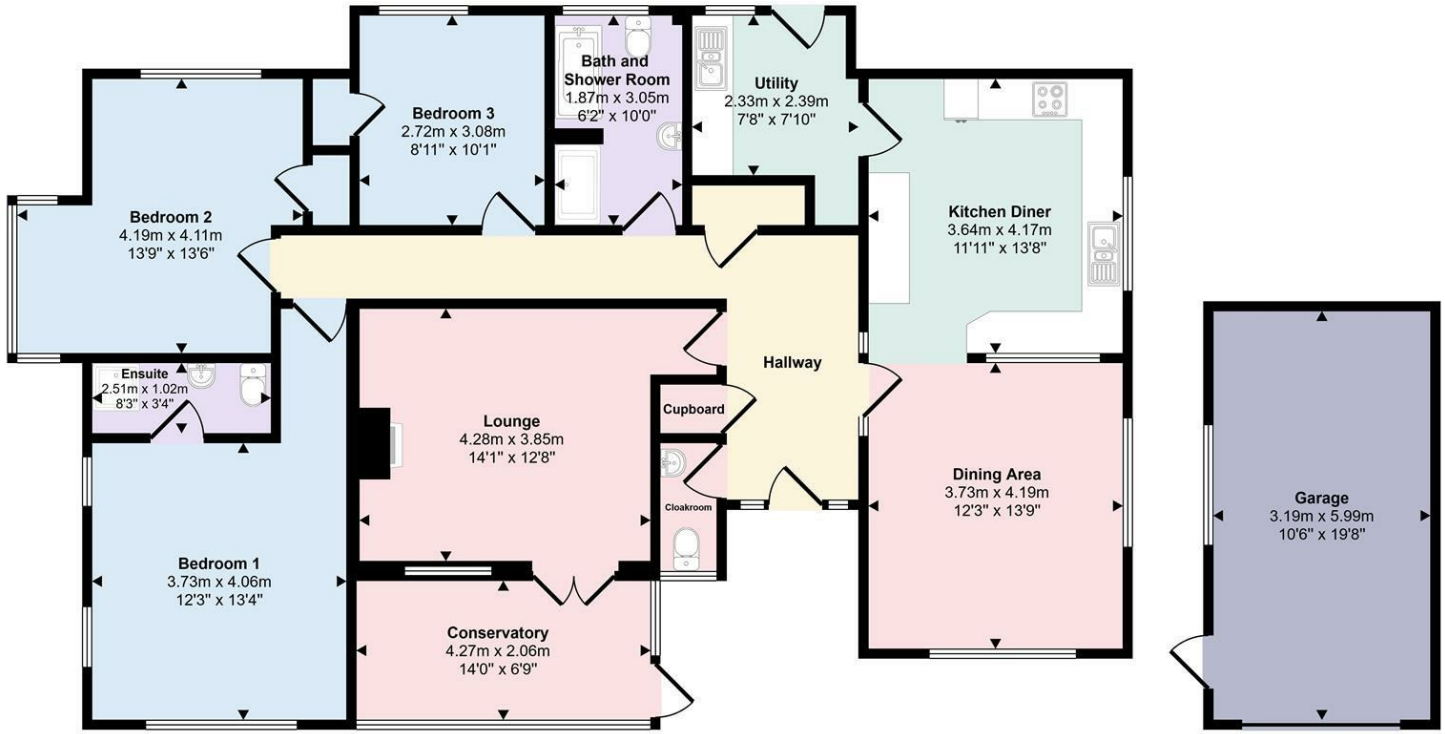
Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.





Floor Plans

Approx Gross Internal Area
158 sq m / 1702 sq ft



Floorplan
Approx 139 sq m / 1497 sq ft

Garage
Approx 19 sq m / 206 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.