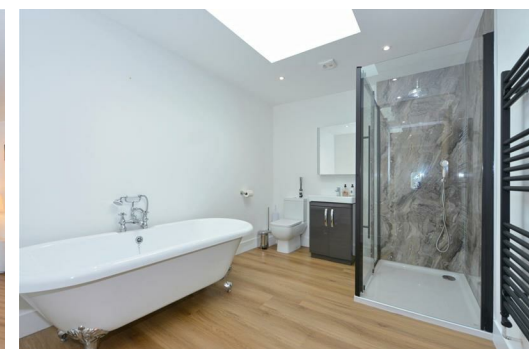




Field House The Old Hare And Hounds, Cruckton,
Shrewsbury, Shropshire, SY5 8BX

www.hbshrop.co.uk



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Offers In The Region Of £597,500

Viewing: strictly by appointment
through the agent

A spacious, beautifully presented and bespoke four bedroom property of character, which offers an exceptional blend of timeless charm and refined modern living. This home immediately captivates where traditional craftsmanship meets elegant contemporary design creating a fantastic space that is both inviting and highly impressive. Cruckton is a charming and peaceful hamlet known for its strong sense of community and idyllic setting. Surrounded by unspoilt countryside it offers a quintessential English village lifestyle while remaining conveniently close to the historic Shrewsbury town centre. Commuters will be pleased to know that the local by-pass linking up to the M54 motorway network is less than 1 mile away. This superb property will be of interest to a number of buyers and early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Lounge, sitting room, impressive open plan kitchen / diner / family room with a range of built-in AEG appliances, utility room, cloakroom, feature first floor landing, large master bedroom with stylish en-suite shower room, three further double bedrooms, bespoke family bathroom, front and rear enclosed gardens, off-street parking for up to three vehicles, double garage with useful loft space above, air source heat pump heating with underfloor heating to ground floor level and traditional radiators to first floor, double glazing. Viewing is essential.

The accommodation in greater detail comprises:

Entrance door gives access to:

Lounge

18'7 x 12'6

Having acoustic double glazed window to front, recess spotlights and exposed beam to ceiling and wall light points. Door from lounge gives access to:

Sitting room

12'10 x 11'6

Having acoustic double glazed window to front, wood burning stove, exposed timbers to one wall, recess spotlights, exposed beam to ceiling and wall light points.

From lounge square arch gives access to:

Impressive open plan kitchen / diner / family room

30'10 x 20'1

Comprises: A range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven, microwave, fridge, freezer, dishwasher, five ring induction hob with cooker canopy over, fitted granite worktops with inset twin ceramic sink with antique style mixer tap over, wood effect flooring, recess spotlights to ceiling, wall light points, double glazed bi-folding doors giving access to rear gardens with additional UPVC double glazed door giving access to rear garden and UPVC double glazed window to side, underfloor heating and cupboard housing pressurised water tank. Door from kitchen / diner / family room gives access to:

Utility room

8'1 x 6'2

Having eye level and base units, fitted worktop with inset sink and mixer tap over, space for appliances, wood effect flooring, recess spotlights and extractor fan to ceiling. Door from utility room gives access to:

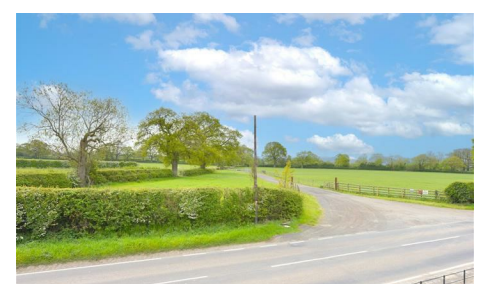
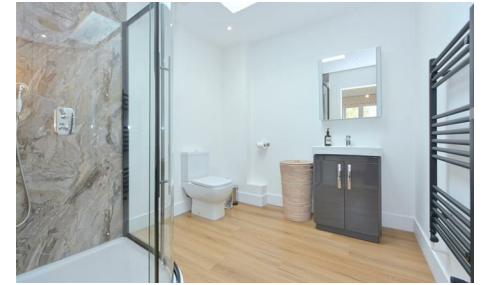
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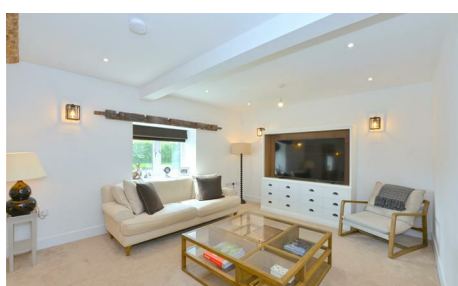
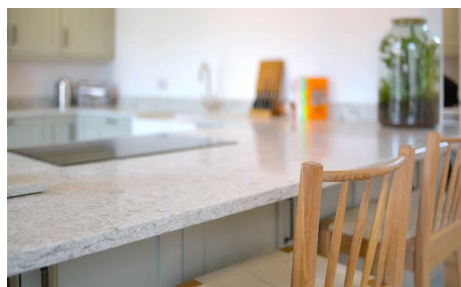
Having low flush wc, wash hand basin with mixer tap over, storage cupboard below, wood effect flooring, recess spotlights and extractor fan to ceiling.

From kitchen / diner / family room a contemporary staircase leads to:

First floor landing

Having acoustic double glazed window with pleasing aspect towards local farmland, exposed timbers and glazed roof window. Doors from first floor landing then give access to four double bedrooms and bespoke family bathroom.





Bedroom one

15'2 x 11'6

Having UPVC double glazed window to rear, radiator and recess spotlights to ceiling. Door from bedroom one gives access to:

Stylish en-suite shower room

Having large corner shower cubicle with drench shower over plus wall mounted handheld shower attachment, low flush wc, wash hand basin with mixer tap over and storage cupboard below, wall mounted heated towel rail, glazed roof window, recess spotlights to ceiling and wood effect flooring.

Bedroom two

15'3 x 11'6

Having UPVC double glazed window to rear, recess spotlights to ceiling and radiator.

Bedroom three

14'0 x 11'8

Having acoustic double glazed window to front with pleasing aspect towards local farmland, loft access and radiator.

Bedroom four

14'0 x 11'1

Having acoustic double glazed window to front overlooking local farmland and radiator.

Bespoke family bathroom

Having a four piece suite which comprises: Roll top bath with mixer tap over and handheld shower attachment off, large shower cubicle with drench shower over plus wall mounted handheld shower attachment, wash hand basin with mixer tap over and storage cupboard below, low flush wc, wall hung heated towel rail, wood effect flooring, glazed roof window, recess spotlights and extractor fan to ceiling.

Outside

To the front of the property there are lawned gardens with Indian stone paved pathway giving access to front door the rear gardens comprise: Large Indian stone paved sun terrace with lawned gardens and paved pathway with gated access leading to a parking area for up to three cars and the rear gardens are enclosed by fencing. Beyond the rear garden there is a row of garages with Field Houses garage being the second in on the left.

Double garage

19'8 x 16'10

Having double doors, pull down ladder leading to a useful attic space, fitted power and light.

AGENTS NOTE

The vendor informs us that the garage was purchased separately for £25,000.

Services

Mains water, electricity and septic drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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Any areas / measurements are approximate only and have not been verified.
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