# 5 Chestnut Close, Shrewsbury, SY3 8UJ

Shrewsbury & Country House Sales

MILLER EVANS

# 5 Chestnut Close, Shrewsbury, SY3 8UJ

**£850,000** Freehold

- An exceptional family home in a sought-after Shrewsbury location
- Greatly improved accommodation providing quality fittings and attractive finishes
- Superb open-plan family/dining room/kitchen with bi-folding doors to the garden
- Living room, study, laundry room and cloakroom
- Master bedroom with walk in wardrobe and en suite shower room
- Four further bedrooms, bathroom and shower room
- Double garage and ample parking and turning space
- Attractive south-facing rear garden
- Situated on a small residential cul-de-sac close to excellent amenities

Occupying a peaceful and secluded position at the end of a small residential cul-de-sac on the ever-popular western fringe of Shrewsbury, this impressive five-bedroom family home provides spacious, beautifully planned accommodation, complemented by a generous south-facing garden.

The property has been greatly improved by the current owners and is exceptionally well appointed throughout, featuring quality fittings, attractive finishes and a carefully considered layout ideally suited to modern family life.

A welcoming oak entrance porch leads into a spacious entrance hall, with cloakroom, generous lounge and separate study. The heart of the home is the superb family kitchen, designed around an open-plan layout and walk in pantry. From the kitchen, large bi-fold doors open directly onto the patio and terrace, creating a seamless connection between the indoor and outdoor living spaces and taking full advantage of the property's desirable south-facing aspect. The bedroom accommodation is equally impressive. The principal bedroom enjoys a walk-in wardrobe and a luxurious en-suite shower room. There are four further bedrooms, together with a separate shower room and a stylish family bathroom, making the property particularly well suited to family occupation and visiting guests. The property benefits from a large double garage and parking. Well stocked south-facing rear garden. Fibre Broadband.

The property is ideally positioned for access to an excellent choice of schools in both the private and state sectors, whilst being within easy reach of the county town of Shrewsbury. The town provides an outstanding range of boutique-style shops, bars, restaurants and cafés, together with cultural attractions including Theatre Severn. The Shrewsbury Railway Station. The highly regarded Quarry Park and Dingle Gardens are also within easy reach.

An early internal inspection is highly recommended to appreciate the quality, space and versatility of this exceptional property.

OPEN PORCH
7'6" x 6'10"

ENTRANCE HALL
5'11" x 18'6"

LIVING ROOM
11'2" x 18'7"
Inset wood burning stove

STUDY
10'7" x 10'0"

LAUNDRY ROOM
6'7" x 8'3"
Door to garden.

OPEN PLAN FAMILY/DINING ROOM/KITCHEN
20'6" x 13'9"
Kitchen fitted with a range of matching modern units with integrated appliances and one steam oven. Underfloor heating
Bi-folding doors to the garden

PANTRY
4'2" x 9'0"

CLOAKROOM
4'4" x 4'10"
Wash hand basin, wc

Staircase rising from entrance hall to first floor landing.

MASTER BEDROOM
20'6" x 11'5"

WALK-IN WARDROBE

EN SUITE SHOWER ROOM
10'11" x 5'0"
Shower cubicle, wash hand basin, wc, Underfloor heating and towel rail

BEDROOM 2
10'11" x 10'7"

BEDROOM 3
10'11" x 13'6"

BEDROOM 4
10'7" x 10'0"

BEDROOM 5
9'7" x 8'4"

FAMILY BATHROOM
10'11" x 6'0"
Fitted bath, shower cubicle, wash hand basin, wc. Underfloor heating and towel rail

SHOWER ROOM
7'2" x 5'3"
Shower cubicle, wash hand basin, wc. Underfloor heating and towel rail

GARDENS AND GROUNDS

DOUBLE GARAGE
19'0" x 19'2"

The property benefits from a large double garage and a generous forecourt, providing ample parking and turning space for residents and guest vehicles, whilst also serving the formal recreational areas of the house. The entrance gate posts are installed with electric cabling ready for installation of an electric gate if required.

To the rear is an attractive patio and terrace, leading onto a substantial lawn bordered by established planting, with a further patio to the side of the property providing additional seating/entertaining space. There is the added benefit of a large log cabin (5m x 3m). The garden provides an excellent setting for outdoor dining, entertaining and family recreation, with the whole enjoying a highly desirable south-facing aspect.

## HOW TO GET THERE

When approaching from Shrewsbury, proceed over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Continue along Copthorne Road and at the roundabout take the second exit onto Mytton Oak Road. Continue for some distance, turning right into Chestnut Close. The entrance is relatively discreet and can be easily missed, reflecting the secluded nature of the cul-de-sac and its quiet position away from the main road.

Total area: approx. 2655.1 sq. feet


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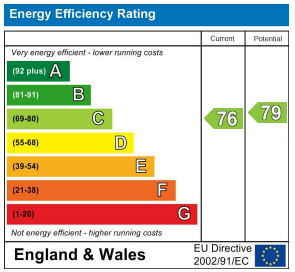


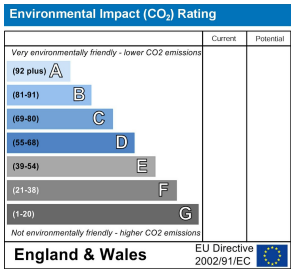


## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images my have been enhanced.
This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : E

## LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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