

FOR SALE



Plot 43 - The Gilder Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB



FOR SALE

Price Guide £365,000

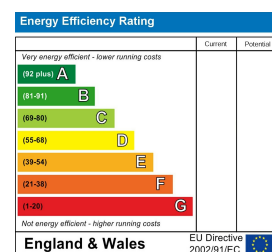
Plot 43 - The Gilder Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB

A beautifully appointed and deceptively spacious semi detached house, providing accommodation over three floors, set with garage and easily maintained gardens on this most popular 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  
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

MILEAGES: Close to town amenities



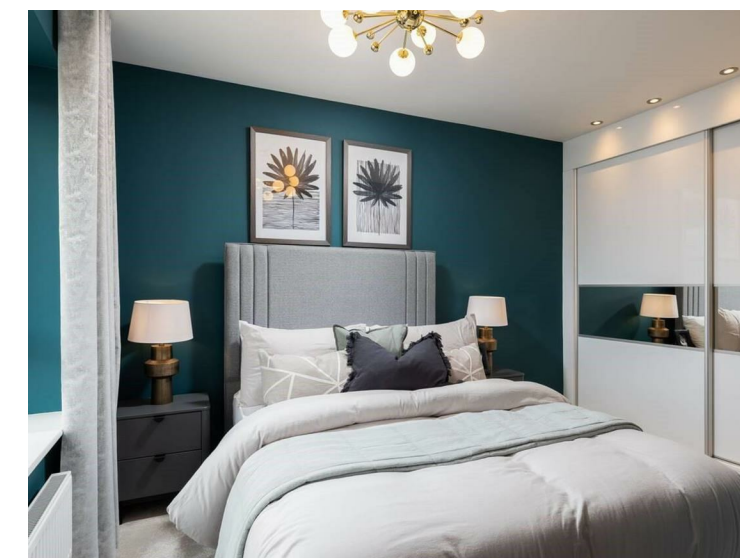
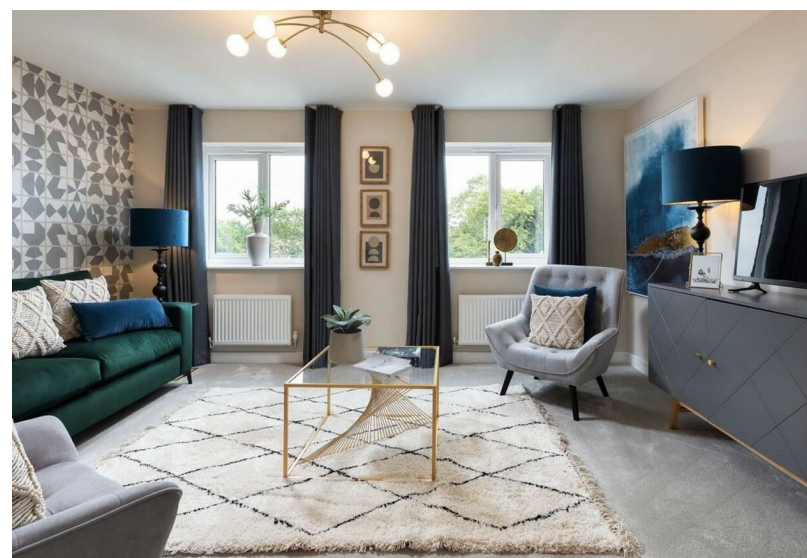
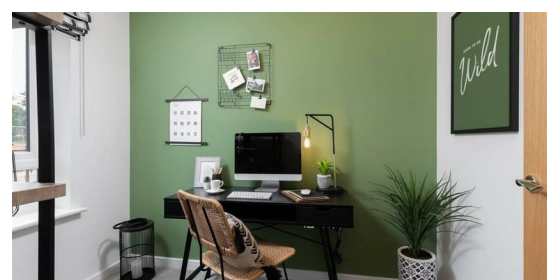
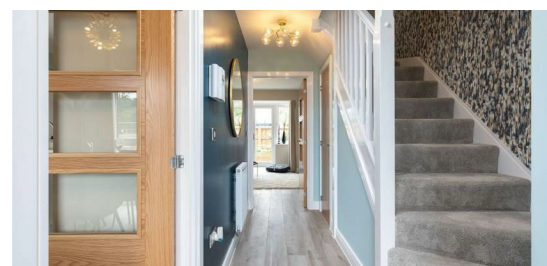
2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- 1347 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

**DESCRIPTION**

Plot 43 is a highly desirable and most impressive semi detached house, which offers accommodation laid out over three floors. The ground floor boasts a feature contemporary open plan environment, positioned to the front of the house is a lovely dining area, the central kitchen contains a number of integrated appliances. Positioned to the rear, is a lovely living space, with french doors leading out to the gardens. Also to the ground floor is useful WC. To the first floor is the main formal sitting room, bedroom two with en-suite shower room and a separate guest WC. To the second floor, there are three further bedrooms, the principle of which has an en-suite shower room, the remaining two are served by the family bathroom. Outside, there is driveway parking and a garage. The gardens offer areas laid to patio together with flowing lawns.

**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.

**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.

**FIRST FLOOR LANDING**

Useful built in storage cupboard and doors off and to:-

**LIVING ROOM**

With dual windows to rear.

**BEDROOM TWO**

Window to 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.

**SECOND FLOOR LANDING**

With access to loft space and doors off and to:-

**BEDROOM ONE**

Window to 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 THREE**

Window to rear.

**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 block paved driveway which provides a generous amount of parking, together with a POD electric car charging point.

**GARAGE**

With metal up and over entrance door.

**THE GARDENS**

To the front, there is a neat area which is laid to lawn. The majority of the gardens are positioned to the rear of the property and these comprise a flagged patio seating area together with flowing lawns. 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.