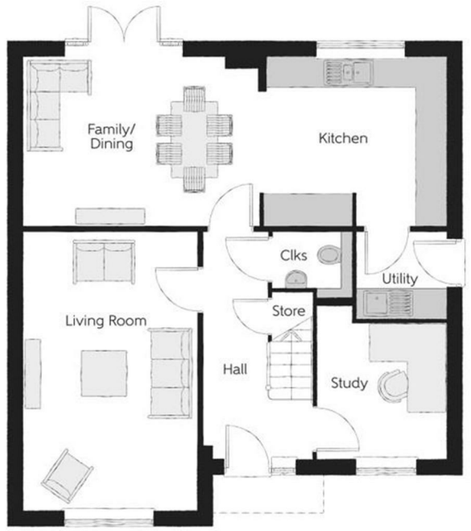
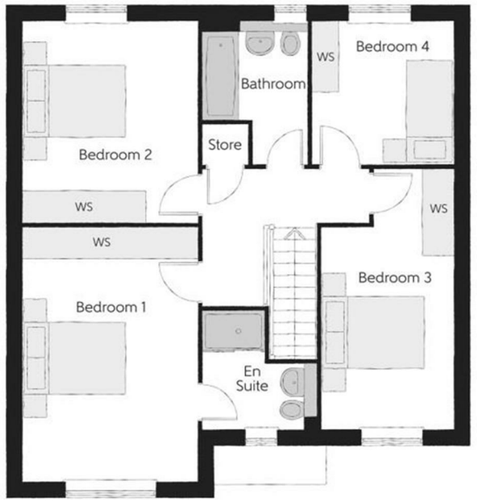
FOR SALE

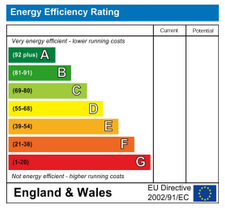
Plot 7 - The Philosopher Darwin's Edge, Hereford Road, Shrewsbury, Shropshire, SY3 9NB





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



Halls 1845

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FOR SALE

Price Guide £470,000

Plot 7 - The Philosopher Darwin's Edge, Hereford Road, Shrewsbury, Shropshire, SY3 9NB

A most impressive and beautifully appointed detached family home, providing a spacious and versatile living environment set with garage and gardens on this highly sought after residential development.

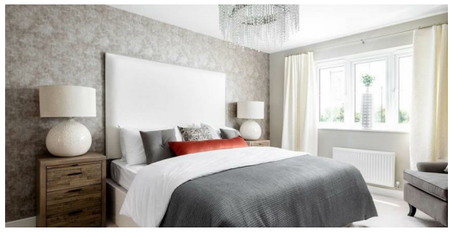
FOR SALE

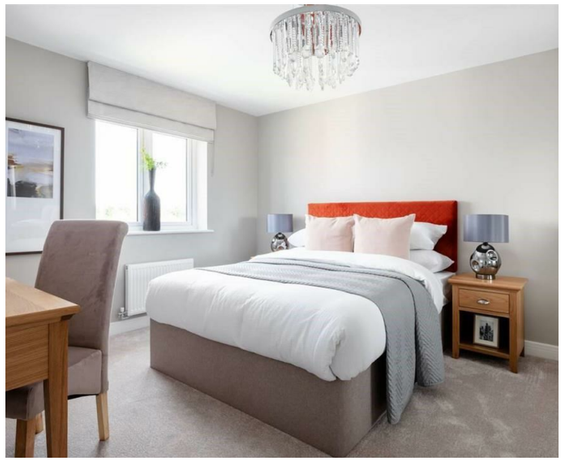
MILEAGES: Close to town amenities

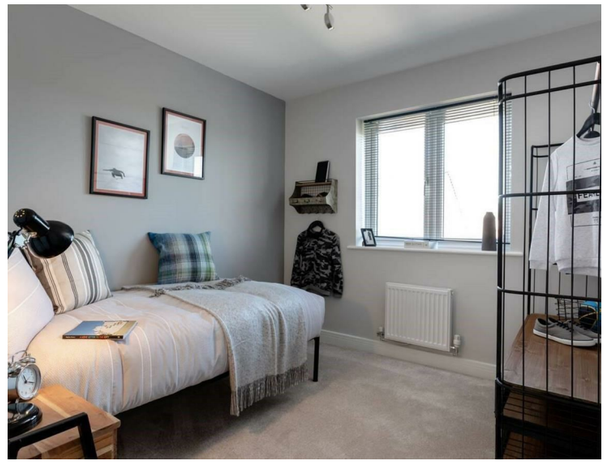
2 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s







- 1489 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

DIRECTIONS

From Shrewsbury town centre, proceed over the English Bridge and onto the gyratory system, heading for Coleham. Continue onto Belle Vue Road which links onto Hereford Road and head over the railway bridge until reaching the traffic lights by the Esso petrol station. Proceed straight ahead, over the next roundabout, passing Sainsburys on the left hand side and at the next set of traffic lights, take the left turn into the Darwin's Edge Development.

SITUATION

Darwin's Edge is a delightful development of two, three and four bedroom homes, positioned to the south westerly side of the popular market town of Shrewsbury. The development sits in a sought after residential area, having a number of amenities close by, including the Meole Brace Retail Park and golf club, with the town centre easily accessible and offering an extensive and fashionable range of both social and leisure facilities, together with a rail service. There are a number of excellent schools within close proximity and commuters will find the development is well placed with access to a number of routes, including the A5 ring road, which links through to the M54 motorway to Telford, and thereon to the West Midlands conurbations.

DESCRIPTION

Plot 97 is an attractively designed and most impressive detached house, which will no doubt produce great market appeal. The ground floor comprises a reception hall, living room, feature open plan living dining kitchen, study/family room, utility and guest WC. To the first floor, there are four bedrooms, the principle of which has an en-suite shower room, whilst the remaining three are served by the family bathroom. Outside, there is driveway parking together with 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.

LIVING ROOM

With window to the front.

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.

UTILITY ROOM

With fitted worktop incorporating Leisure stainless steel sink unit and drainer with mixer tap, storage cupboards under, space and plumbing for washing machine, wall mounted Ideal Logic gas fired central heating boiler, built in storage cupboard, panelled part glazed UPVC access door to the driveway. Built in storage cupboard off.

STUDY/FAMILY ROOM

Window to front aspect.

FIRST FLOOR LANDING

With access to loft space, useful built in storage cupboard and doors off and to:-

BEDROOM ONE

Window to the 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 TWO

Window to rear.

BEDROOM THREE

Window to front.

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 flagged pathway leading to the main front entrance door. A block paved driveway then extends down the side of the property, offering a generous amount of parking and giving vehicular access to the detached garage.

DETACHED GARAGE

With up and over entrance door, electric car charging points.

THE GARDENS

To the front, the gardens offer easily maintained and well stocked herbaceous borders, together with an area laid to lawn. The majority of the gardens are found to the rear and these comprise flagged patio seating areas, generous flowing lawns and an 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.