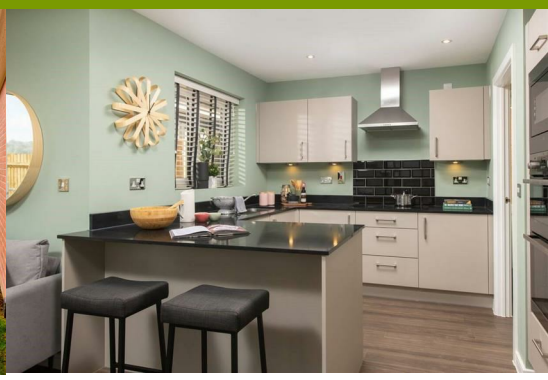


PLOT 8 - THE MASON DARWIN'S EDGE

| SHREWSBURY | SHROPSHIRE | SY3 9NB





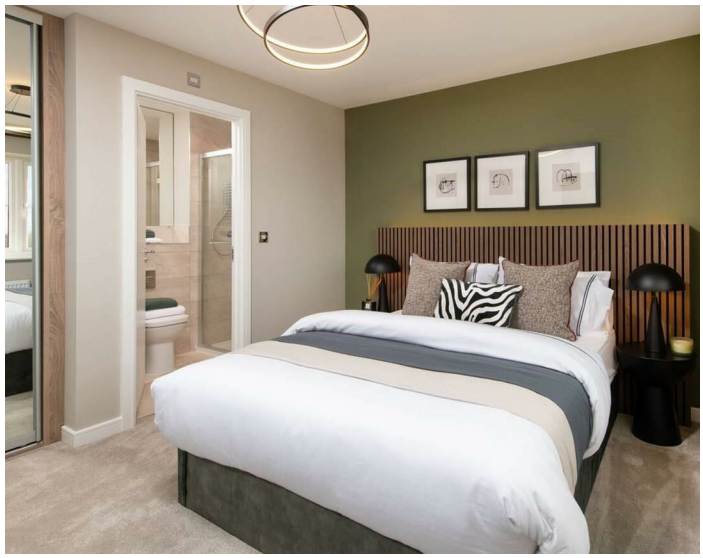


OPEN DAY SATURDAY 14TH NOVEMBER 2026

A most impressive and particularly spacious detached house, offering highly appointed accommodation, set with garage and lawned gardens on this highly sought after residential development.

Price Guide £355,000





2 3 2

- **1043 sq ft**
- **2 year Bellway warranty**
- **10 year insurance protection from the National Housing Building Council**
- **Excellent specification**
- **Driveway and garage**
- **Lawned gardens**

DIRECTIONS

From Shrewsbury town centre, proceed over the English Bridge and onto the gyratory system, heading for the 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 8 is an imposing and splendid detached house, providing spacious accommodation built to a particularly high specification. The ground floor affords a reception hall, living room, and feature open plan living, dining, kitchen which is positioned across the rear of the property, with glazed french doors leading out to the rear gardens. The kitchen area contains a number of integrated appliances. Also to the ground floor, is a useful separate utility room and guest WC. To the first floor, there are three bedrooms, one served by an en-suite shower room, whilst the remaining two utilise the main family bathroom. Outside, there is driveway parking, which also gives access to the detached garage. The gardens are currently laid for ease of maintenance and comprise a flagged seating area with adjoining flowing lawns. Purchasers should be aware that the garden images are of a Baswich design and are being used for illustrative purposes.

ACCOMMODATION

Covered entrance with panelled entrance door leading into:-

ENTRANCE HALL

With staircase rising to first floor, built in understairs storage cupboard, access door to integral garage.

GUEST WC

Providing a white Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap. Part tiled walls, tiled splash, extractor fan.

LIVING ROOM

OPEN PLAN KITCHEN/LIVING/DINING





KITCHEN
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 over. 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. Space and plumbing for washing machine, ceiling downlighters

LIVING/DINING AREA
Twin glazed french doors with side panels leading out onto the gardens.

UTILITY ROOM
Providing eye and base level storage cupboards, stainless steel sink unit and drainer, part glazed UPVC access door to the side of the property.

FIRST FLOOR LANDING
With access to loft space, two built in cloaks cupboards.

BEDROOM ONE

EN-SUITE SHOWER ROOM
Providing a Roche white suite, comprising low level WC with hidden cistern, pedestal wash hand basin with Bristan mixer tap over, shower cubicle with mains fed shower, inset tiling and sliding splash screen, ceiling downlighters, radiator and extractor fan.

BEDROOM TWO

BEDROOM THREE

BATHROOM
With tiled floor, providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap over, panelled bath, shaving connection point, ceiling downlighters, part tiled walls, extractor fan and wall mounted heated towel rail.

OUTSIDE
The property is approached over a brick paved driveway, providing parking for circa two vehicles and giving vehicular access to the integral garage and pedestrian access to the front and side of the property.

GARAGE
With metal up and over entrance door, power and light points, wall mounted gas fired central heating boiler.

THE GARDENS
To the front, the gardens offer neatly maintained lawns, together with barked herbaceous shrubbery beds and borders with a flagged path with gated entrance leads down the side of the property to the rear. The rear gardens offer patio seating areas 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.

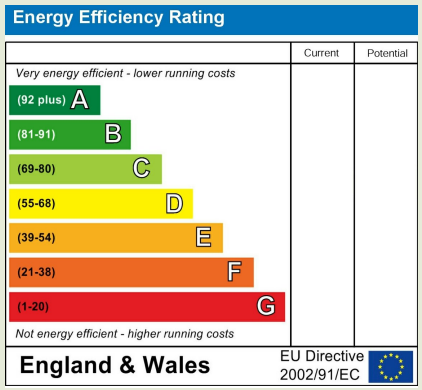
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

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.





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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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Halls 1845

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