

20 Wedgefields Close, Hadnall, Shrewsbury, Shropshire,  
SY4 4DF

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**Offers In The Region Of £499,995**

Viewing: strictly by appointment through the agent

Situated in the highly sought after village of Hadnall, this is spacious, much improved and beautifully presented four bedroom detached family home occupying a prime, quite and desirable cul-de-sac position. Offering a perfect blend of modern living and countryside charm this impressive property provides generous and versatile living space throughout. Hadnall is a thriving and well connected village offering a range of local amenities including a well regarded primary school, village shop, traditional shop and active village hall hosting regular community events. The village benefits from excellent transport links to the medieval town centre of Shrewsbury as well as easy access to the A5 and A49. Hadnall offers the perfect balance of rural living with convenient access to nearby facilities. Viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study, lounge, dining room, garden room, L shaped refitted kitchen/breakfast room, utility room, first floor landing, master bedroom with ensuite shower room, three further bedrooms, family bathroom, front and generous size rear enclosed landscaped gardens, good size driveway, double garage, UPVC double glazing gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door with UPVC double glazed window to side gives access to:

**Reception hallway**

Having coving to ceiling, wood effect floor covering, radiator, understairs storage cupboard, wall mounted digital heating control panel.

From reception hallway door gives access to:

**Cloakroom**

Having low flush WC, wash hand basin, radiator, wood effect flooring, fully tiled to walls, UPVC double glazed window to front.

Door from reception hallway gives access to:

**Study**

8'1 x 6'8  
Having UPVC double glazed window to front, radiator, wood effect flooring, coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

**Lounge**

20'9 x 10'9  
Having UPVC double glazed window to front, two radiators, living flame coal effect gas fire set to a marble style hearth with matching fire surround, wood effect flooring, coving to ceiling.

Sliding door from lounge gives access to:

**Garden room**

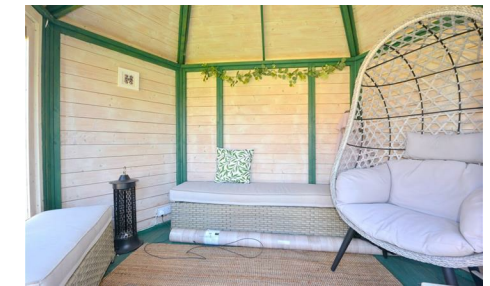
9'4 x 9'2  
Having brick base, range of UPVC double glazed windows with fitted blinds overlooking the property's rear gardens, radiator, wood effect flooring.

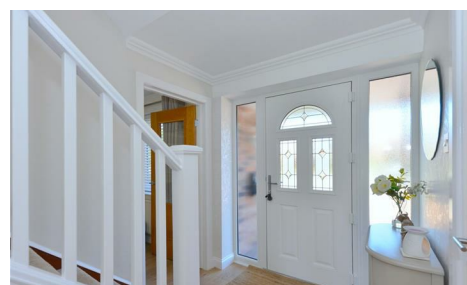
Arch from lounge and wooden framed glazed door from reception hallway gives access to:

**Dining room**

9'3 x 7'2  
Having UPVC double glazed window to rear, coving to ceiling, wood effect flooring.

Door from reception hallway gives access to:





**Refitted L shaped Kitchen/breakfast room**

18'0 x 12'3 max reducing down to 9'10

And comprises; A range of replace eye level and base units with built-in cupboards and drawers, integrated oven, microwave, dishwasher, fridge, four ring induction hob with cooker canopy over, fitted wooden style worktops with 1 1/2 ceramic sink drainer unit with mixer tap over, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed window overlooking rear gardens, radiator, tiled floor, recesses spotlights to ceiling, wall light points.

Door from refitted L shaped kitchen/breakfast room gives access to:

**Utility room**

7'9 x 5'1

Having base unit with fitted wooden style worktop above with inset stainless steel sink drainer unit, UPVC double glazed window to side, UPVC double glazed stable style door giving access to rear garden, tiled floor, radiator, service door to double garage.

From reception hallway stairs rise to:

**First floor landing**

Having coving to ceiling, picture rail, loft access, radiator, cupboard housing pressurised water tank.

Doors from first floor landing then give access to: Four bedrooms and family bathroom.

**Bedroom one**

10'8 x 10'0

Having UPVC double glazed window to front, radiator, large built-in part mirror fronted wardrobe, picture rail, coving to ceiling.

Door from bedroom one gives access to:

**Ensuite shower room**

Having shower cubicle, low flush WC, pedestal wash hand basin, vinyl floor covering, fully tiled to walls, shaver point, heated towel rail, UPVC double glazed window to side.

**Bedroom two**

11'1 x 9'10

Having UPVC double glazed window to front, radiator, built-in double wardrobe, coving to ceiling.

**Bedroom three**

8'6 x 7'8

Having UPVC double glazed window to rear, radiator, built-in wardrobe.

**Bedroom four**

8'6 x 8'5

Having UPVC double glazed window to rear, radiator, built-in wardrobe.

**Family bathroom**

Having a three piece modern suite comprising: Panel bath with electric shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, vinyl floor covering, tiled to walls, UPVC double glazed window to rear, heated towel rail.

**Outside**

To the front of the property there is a lawn garden with mature shrub. to the side of this there is a generous driveway providing ample off street parking for a number of vehicles. Access is then given to:

**Double garage**

16'8 x 16'8 max reducing down to 11'7 min

Having two up and over doors, wall mounted gas fired central heating boiler, UPVC double glazed service door to side.

Gated pedestrian side access then leads to the property's :

**Generous size rear gardens**

Comprising: Lawn garden, stone section, mature shrubs, plants and bushes, attractive timber summer house, feature Indian sandstone paved patio and sun terraces, decked area, timber garden shed. The rear gardens are enclosed by fencing and mature hedging.

**Services**

Mains water, electricity, drainage and gas 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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