

15 Limes Paddock Dorrington Shrewsbury SY5 7LF



4 Bedroom House - Detached
Offers In The Region Of £460,000

The features

- IMMACULATELY PRESENTED 4 BEDROOM HOME
- RECEPTION HALL, CLOAKROOM, HOME OFFICE/STUDY
- WELL FITTED KITCHEN/DINING ROOM AND UTILITY
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- DELIGHTFUL REAR GARDEN OFFERING A GREAT LEVEL OF PRIVACY
- ENVIABLE PRIVATE CUL DE SAC LOCATION
- LOUNGE WITH FEATURE LOG BURNER, DINING/FAMILY ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- EPC RATING C



*** EXCELLENT 4 BED - NO UPWARD CHAIN - ENVIABLE VILLAGE LOCATION ***

An opportunity to purchase this immaculately presented and improved 4 bedroom detached home - perfect for a growing family or those looking to downsize yet still require space.

Occupying an enviable tucked away cul de sac location on the edge of this much sought after South Shropshire village which boasts its own Post Office/General Store, Doctor's, Primary School, active Village Hall, Restaurant/ Public House and lovely countryside walks. For commuters there is ease of access to the A5/M54 motorway network. 7.7 miles to Shrewsbury Railway Station and 6.8 miles to Church Stretton Railway Station.

The accommodation briefly comprises inviting Reception Hall, good sized Lounge with feature log burner, Dining/ Sitting Room, Home Office/ Study, re-fitted Kitchen/ Dining Room, Utility Room, Principal Bedroom with en-suite Shower Room, 3 further generous Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, garage and lovely enclosed rear garden offering a great level of privacy.

Viewing highly recommended.

Property details

LOCATION

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RECEPTION HALL

Covered entrance with outside light opens to spacious and inviting Reception Hall, radiator.

CLOAKROOM

with WC and wash hand basin, tiled surrounds, radiator, window to the front.

LOUNGE

A lovely light room having walk in bay window to the front, recess housing cast iron log burner set onto hearth, media point, radiator. Pocket style sliding doors opening to

DINING/SITTING ROOM

A versatile room having bi-fold doors opening onto the rear garden, radiator.

HOME OFFICE

With window overlooking the front, fitted work station, radiator.

KITCHEN/DINING ROOM

An excellent room having been re-fitted with range of cream fronted high gloss units incorporating one and half bowl sink set into base cupboard. Comprehensive range of cupboards and drawers with work surfaces over and having inset dishwasher and recess for cooker with extractor hood over. Complementary wall units, space for Dining Table, radiator, door to hall and

UTILITY ROOM

with continuation of units to complement the Kitchen and having space for appliances, radiator, personal door to the garage and side door to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase with half turn leads to the FIRST FLOOR LANDING.

PRINCIPAL BEDROOM

A generous double room with window overlooking the rear garden, built in double wardrobe with hanging rail and shelving, radiator.

EN SUITE SHOWER ROOM

with shower cubicle, aqua board surrounds, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

BEDROOM 2

Another generous double room with window to the front, built in double wardrobe, radiator.

BEDROOM 3

A double room with window to the rear, built in double wardrobe, radiator. Access to roof space.

BEDROOM 4

with window to the front, radiator.

FAMILY BATHROOM

with suite comprising fully tiled shower cubicle with aqua board surrounds, panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

OUTSIDE

The property occupies an enviable position tucked away at the rear of this quiet private cul de sac over driveway with parking for up to 4 cars and leading to the Garage with up and over door, power and lighting, personal door to the Utility and access to additional roof space.

The Front Garden is laid to shaped lawn with flower and shrub beds, side pedestrian access leads around to the Rear Garden with paved sun terrace, lawn with flower and shrub beds and offering a great level of privacy being enclosed with fencing and high hedging. Timber garden storage.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange

for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

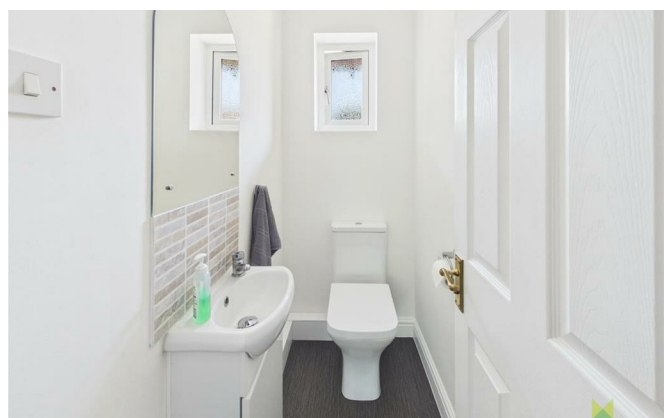
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

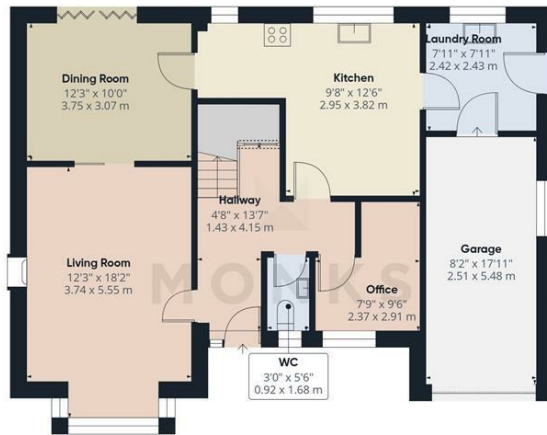




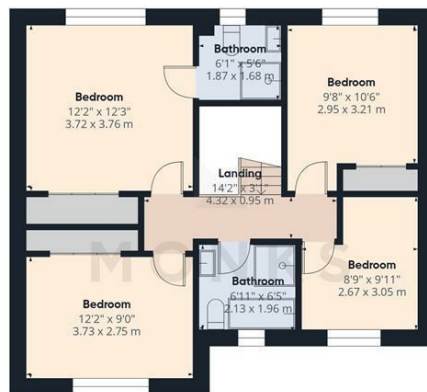
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4 Bedroom House - Detached
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Floor 0



Floor 1



Approximate total area^m
 1510 ft²
 140.3 m²
Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
 and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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