

FOR SALE



Plot 116 - The Cutler Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB



FOR SALE

Price Guide £384,995

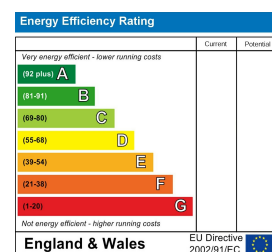
Plot 116 - The Cutler Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB

A superb detached family home, providing spacious and beautifully appointed accommodation, set with garage, lawned gardens and lovely far reaching views to the front, located on this most sought after 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



2 Bath/Shower Room/s



- 1312 sq ft
- 2 year Bellway warranty
- 10 year insurance protection from the National Housing Building Council
- Excellent specification
- Driveway and garage
- Lawned gardens
- Flooring package, turf and landscaping to the rear, plus £10,000 stamp duty paid

DESCRIPTION

Plot 116 is an impressive and attractively proportioned detached home, built to a high specification. The ground floor boasts a living room and feature open plan living, dining, kitchen which incorporates a number of integrated appliances and has twin glazed french doors leading out to the rear gardens. Also to the ground floor, is the 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 main bathroom. Outside, there is driveway parking, which also gives access to the integral garage. The gardens are predominantly positioned to the rear and comprise flagged patio areas, together with flowing lawns, benefiting from a southerly facing aspect. Purchasers should be aware that the main front image is of Plot 132 and is being used for illustrative purposes.

Flooring package, turf and landscaping to the rear, plus £10,000 stamp duty paid.

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

2'11" x 5'4"
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

10'0" x 15'10"
With attractive aspect over open green areas to the front, with town centre church spires in the distance.

OPEN PLAN KITCHEN/LIVING/DINING

17'5" x 11'3"

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

10'2" x 10'2"
Twin glazed french doors with side panels leading out onto the private south facing rear gardens.

FIRST FLOOR LANDING

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

BEDROOM ONE

13'5" x 15'10"
With lovely far reaching views towards the market hall clock tower and hills in the far distance.

EN-SUITE SHOWER ROOM

6'10" x 6'4"
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

10'2" x 13'9"
Pleasant aspect over the rear garden.

BEDROOM THREE

10'0" x 11'6"
With lovely far reaching views towards the town centre.

BEDROOM FOUR

10'4" x 7'10"
Built in storage cupboard.

BATHROOM

6'9" x 7'10"
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

10'0" x 19'10"
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.