



**1 Falkland Park, Dorrington, Shrewsbury, SY5 7HZ**

4 bedroom detached house — £695,000 Freehold

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Coopergreenpooks.co.uk

£695,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

**A substantial and individually designed detached family home which has been significantly improved to an exceptionally high standard. The property is located in a quiet and private cul-de-sac setting with an attractively landscaped south facing garden, on the fringe of this popular village midway between Church Stretton and Shrewsbury.**

## KEY FEATURES

- Spacious and very well presented interior which benefits from many impressive upgrades.
- Entrance porch and hall with Amtico parquet flooring that also continues into both the living and dining rooms (all underfloor heated). There is also good built-in storage, a cloakroom and door connecting to the garage.
- Large living room with Inglenook fireplace, granite hearth and Chesney wood burner, along with windows to two elevations and glazed door to the covered terrace.
- Dining room opening to the good-sized bespoke kitchen, built by Scottwood of Nottingham, with tiled heated flooring. The units have granite work surfaces and a range of high-quality appliances will also be included. Additionally, there is a further glazed door and windows opening onto the terrace.
- Stylish re-fitted utility room which is accessed from the entrance hall and also has door to rear.
- Staircase from hall to the landing where there is further built in storage and four bedrooms (all with wood effect flooring) with the fourth currently being fitted as a home office. The sizable main bedroom has custom made fitted wardrobes and drawers and a re-fitted ensuite shower room. There is a luxuriously re-fitted family bathroom with free standing bath and separate walk-in shower, as well as a further door connecting to the second bedroom.
- Gas central heating and double-glazed windows, with fitted plantation style shutters or blinds.
- The property is well situated within a private development of just five similar properties, where there is gated access to a block paved driveway providing parking for about 4 cars and access to the large garage which has an electric door.
- Beautifully landscaped and private south facing gardens which are walled to two sides and enjoy a lovely aspect towards the Stretton Hills. They are laid mainly to lawn with established beds, extensive paved sun terracing and feature fish pool (which could easily be converted into a plunge pool).
- Convenient location on the fringe of this popular and well serviced village which has a great local pub and restaurant, good village store and primary school. Both Shrewsbury and Church Stretton are about a 10/15 minute drive away, along with the stunning Cardingmill Valley and Longmynd.

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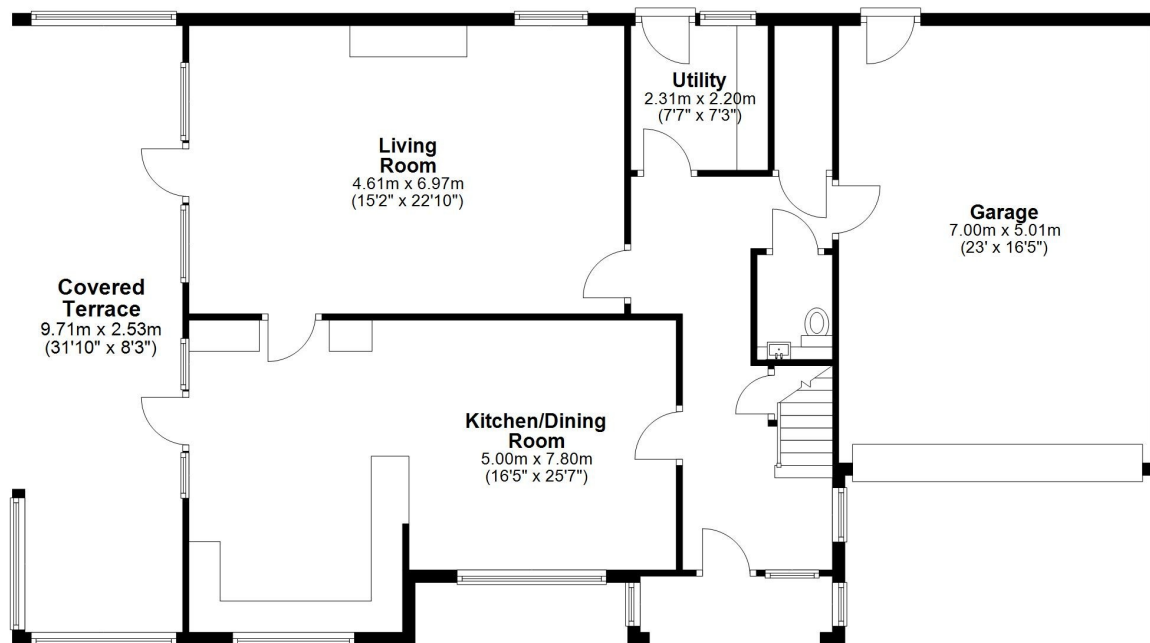
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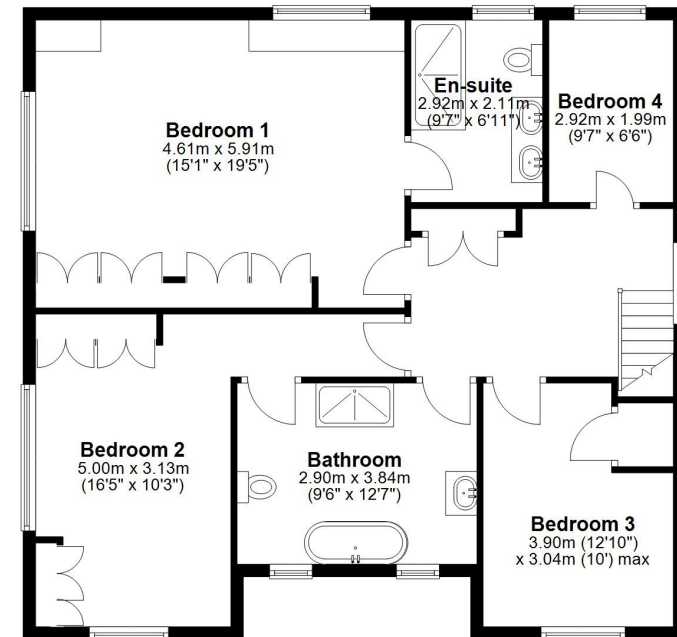
## Ground Floor

Approx. 157.5 sq. metres (1695.3 sq. feet)



## First Floor

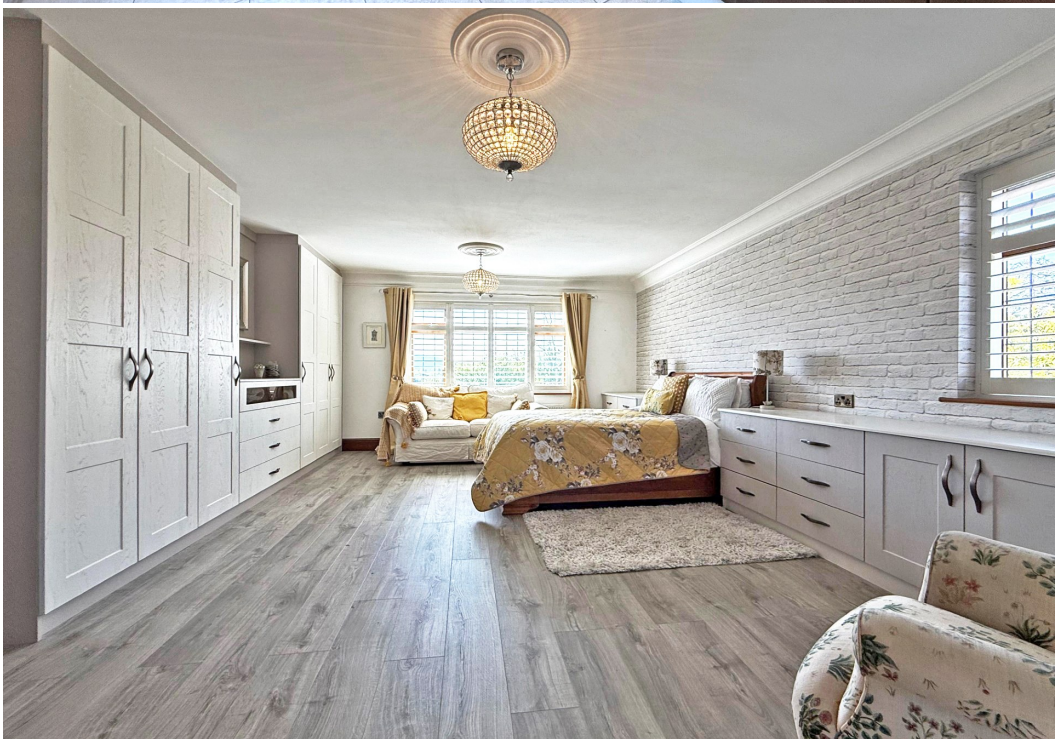
Approx. 95.1 sq. metres (1023.4 sq. feet)



Total area: approx. 252.6 sq. metres (2718.7 sq. feet)













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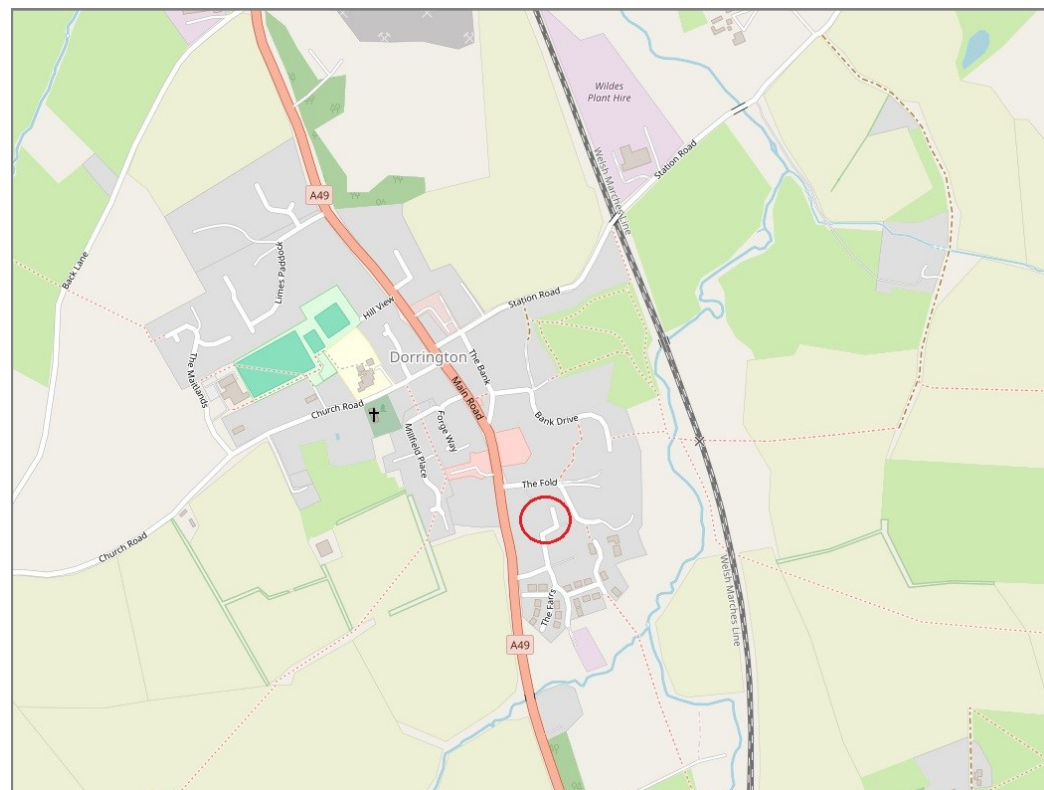
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band F</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

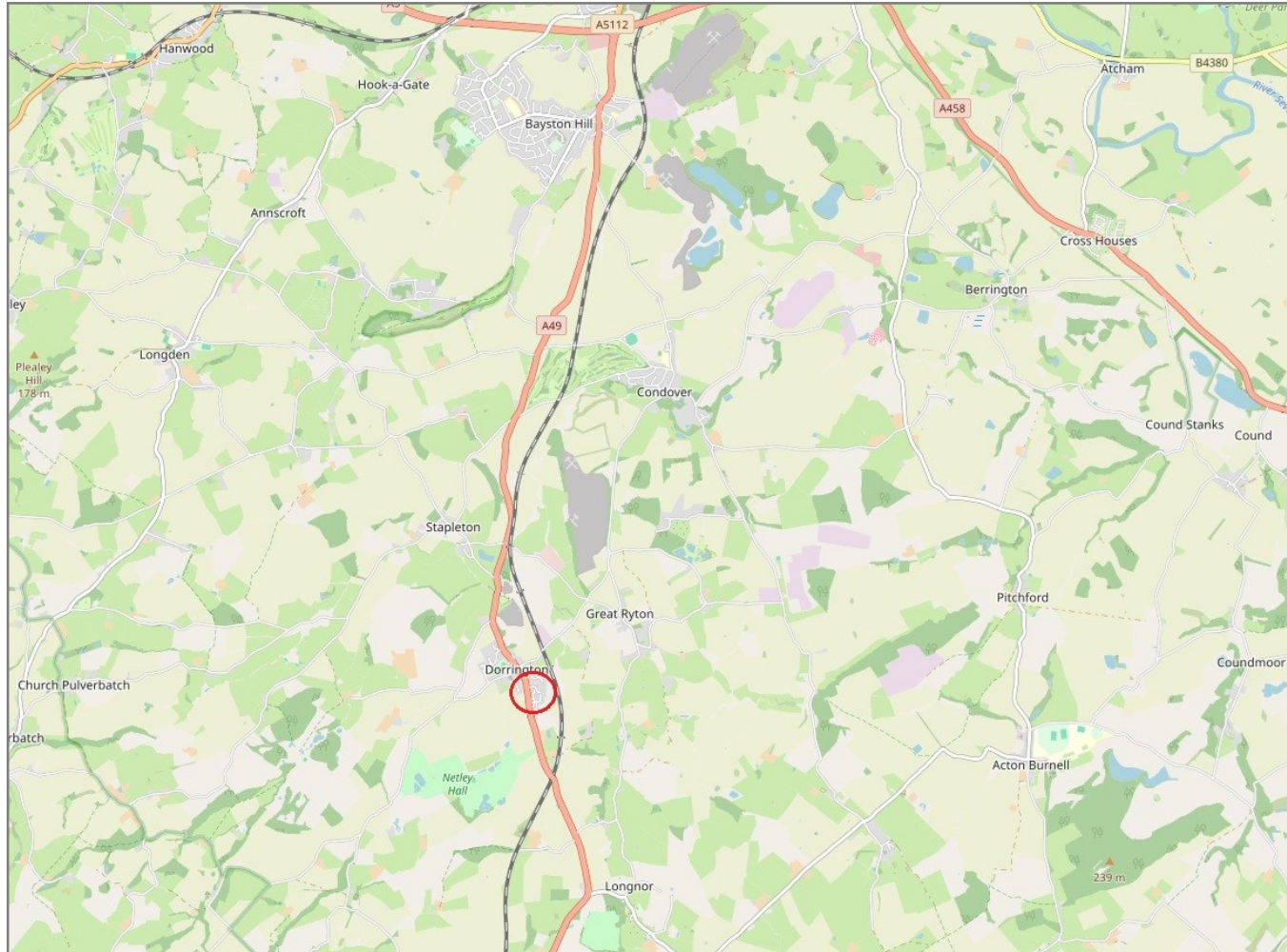
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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