

**Plot 8 The Old Hare and Hounds, Cruckton, Shrewsbury,
Shropshire, SY5 8BX**

www.hbshrop.co.uk



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Viewing: strictly by appointment
through the agent

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An opportunity to acquire one of four brand new contemporary 4 bedroom detached property's each thoughtfully designed to combine modern living with high energy sufficiency. Set within a select and excusive development in the sought after village of Cruckton these homes offer privacy, space, and fine living throughout. Each property will feature generous and flexible accommodation, complemented by a detached double garage and generous size plots. Built to a high specification each property will incorporate modern construction methods and highly efficient systems ensuring buyers exceptional comfort, reduced running costs and future ready approach to sustainable living. Designed with both style and practicality in mind, interiors will be light filled and contemporary, high quality finishes throughout and a layout perfectly suited todays lifestyle exceptions. Due for completion in Spring/Early Summer 2026 this exclusive development represents a unique chance to secure a bespoke brand new home in a highly desirable rural yet highly accessible location. Early enquires comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, living room, modern open plan kitchen/diner/family room, utility room, first floor landing, master bedroom with ensuite shower room, guest bedroom with ensuite shower room, two further good size bedrooms, family bathroom, generous size plot with front and rear gardens, driveway, detached double garage, pleasing countryside views, air source heat pump heating system, double glazing. Viewing is essential.

The accommodation in greater detail comprises:

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, impressive open plan L shaped kitchen / diner / family room with range of built-in appliances, utility room, first floor landing, master bedroom and guest bedroom both have stylish en-suite shower rooms, two further bedrooms (three of which have large walk-in wardrobes / store cupboards), modern family bathroom, driveway, detached brick built double garage with electrically operated roller door, front and generous size side and rear enclosed gardens with a pleasing rural aspect, UPVC double glazing, air source heat pump heating system, NO UPWARD CHAIN and viewing is highly recommended.

The accommodation in greater detail comprises:

Composite double glazed entrance door gives access to:

Reception hallway

Having LVT wood effect flooring, radiator, LED spotlights to ceiling, wall mounted digital Honeywell heating control panel. Wooden door from reception hallway gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin with mixer tap over, radiator, LVT wood effect flooring, UPVC double glazed window to front, wall mounted extractor fan and recess LED spotlights to ceiling.

Wooden door from reception hallway gives access to:

Living room

15'11 x 13'5

Having UPVC double glazed window to front, two radiators and LED recess spotlights to ceiling.

Wooden doors from reception hallway and from lounge gives access to:

Impressive L shaped kitchen/diner/family room

28'5 x 16'2 max reducing to 9'11

The kitchen area comprises: A range of bespoke eye level

and base units with built-in cupboards and drawers, integrated Bosh double oven, Bosh combination microwave oven, five ring induction hob with cooker canopy over, integrated Lamona fridge / freezer, Lamona, integrated dishwasher, fitted quartz worktops with inset twin ceramic sink with and mixer tap over, UPVC double glazed window to rear, LED recess spotlights to ceiling, LVT wood effect flooring. The dining / family area comprises two radiators, LED recess spotlights to ceiling, under stairs storage cupboard and UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side. Wooden door from kitchen / diner / family room gives access to:

Utility room

8'7 max x 5'7

Having eye level and base units , fitted worktop with inset sink drainer unit and mixer tap over, radiator, LVT wood effect flooring, UPVC double glazed door giving access to side of property, recess spotlights to ceiling and wall mounted extractor fan.

From reception hallway stairs rise to:

First floor landing

Having loft access, radiator, storage cupboard, wall mounted Honeywell digital controlled heating control panel. Wooden doors from first floor landing then gives access to four good size bedrooms and modern family bathroom.

Bedroom one

12'9 x 10'7

Having UPVC double glazed window to front, radiator, walk-in / store cupboard. Wooden door from bedroom one gives access to:

Stylish ensuite shower room

Having walk-in shower cubicle with drench shower over plus wall mounted handheld mixer shower, low flush wc, wash hand basin with mixer tap over and storage cupboard below, heated chrome style towel rail, LVT wood effect flooring, UPVC double glazed window to side, recess spotlights and extractor fan to ceiling.

Bedroom two

10'8 x 10'4

Having UPVC double glazed window to front, radiator and large walk-in wardrobe / over stairs store cupboard. From bedroom two door gives access to:

Stylish ensuite shower room

Having large shower cubicle with drench shower over plus additional wall mounted handheld mixer shower, wash hand basin with mixer tap over and storage cupboard below, low flush wc, LVT wood effect flooring, UPVC double glazed window to side, LED recess spotlights and extractor fan to ceiling.

Bedroom three

11'6 x 10'9

Having UPVC double glazed window with pleasing rural aspect to rear and radiator.

Bedroom four

9'7 x 7'10

Having UPVC double glazed window with pleasing rural aspect to rear, radiator and cupboard housing heat pump cylinder unit.

Modern family bathroom

Having a three piece suite comprising: Panel bath, wash hand basin with mixer tap over and storage cupboard below, low flush wc, LVT wood effect flooring, double glazed roof window, recess spotlights, extractor fan to ceiling and heated chrome style towel rail,.

Outside

To the front of the property there is ample off-street parking will be provided by a driveway with electrically operated door giving access to:

Detached brick built garage

19'10 x 18'6

Having electrically operated roller garage door, pedestrian service door to rear, fitted power and light. Gated pedestrian side access from both sides of the property then lead to:

Generous size rear and side gardens

Comprising: large Indian sandstone paved patio areas with match pathways, outside lighting points, electricity point, cold water tap and lawned gardens with pleasing rural aspect. The rear and side gardens are fully enclosed by fencing.

Services

COUNCIL TAX BAND

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).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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