HOLLAND BROADBRIDGE

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HOLLAND BROADBRIDGE

**70 Larkhill Road, Copthorne, Shrewsbury, Shropshire, SY3 8XJ**

**www.hbshrop.co.uk**

## Offers In The Region Of £495,000

Viewing: strictly by appointment through the agent

**Holland Broadbridge**
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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**70 Larkhill Road, Copthorne, Shrewsbury,
Shropshire, SY3 8XJ**

Offering generously proportioned living accommodation throughout, this is a well maintained and improved four bedroom detached house, enjoying a enviable position, tucked away within a quiet a private cul-de-sac setting. The property occupies a well established generous size private plot, which will appeal to many potential buyers. Being situated within this highly desirable residential location this lovely family home is ideally positioned taking advantage of a wide range of local amenities which include: highly regarded schooling, local shops, easy access to the historic town centre of Shrewsbury and transport links lending to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, cloakroom, spacious lounge, separate dining room, UPVC double glazed conservatory, refitted kitchen/breakfast room, utility room, first floor landing with feature walk-out wrap around balcony, master bedroom with ensuite shower room, three further bedrooms, refitted bathroom, separate WC, well established private front, side and rear enclosed attractive gardens, good size driveway, large single garage, UPVC double glazing, gas fired central heating, cul-de-sac position.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance porch**
7'10 x 6'3
Having UPVC double glazed window to side, vinyl floor covering. Wooden framed glazed door with matching window to side gives access to:

**Reception hallway**
Having wooden parquet flooring, radiator, understairs storage cupboard, coving to ceiling.

Door from reception hallway gives access to:

**Claokroom**
Having low flush WC, wash hand basin with mixer tap over, storage cupboard below, radiator, tiled floor, UPVC double glazed window, coving to ceiling.

Door from reception hallway gives access to:

**Dining room**
19'0 x 9'1
Having UPVC double glazed window to front, two radiators, coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

**Refitted kitchen/breakfast room**
10'4 x 9'11
Comprising: A range of replaced eye level and base units with built-in cupboards and drawers, integrated double oven, integrated fridge, dishwasher, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window with recessed spotlights above, breakfast bar, tiled floor, radiator, wine rack, four ring gas hob with concealed cooker canopy over.

Door from refitted kitchen/breakfast room gives access to:

**Utility room**
9'10 x 5'7
Having eye level and base unite, space for washing machine, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window, tiled floor, UPVC double glazed door giving access to rear of property, radiator, Worcester wall mounted gas fired central heating boiler.

Door from refitted kitchen/breakfast room and from reception hallway gives access to:

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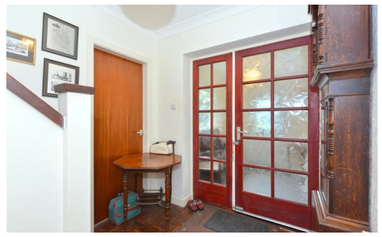

**Lounge**
23'10 x 13'11
Having UPVC double glazed window to front and to rear, two radiators, gas fire set a mock brick hearth with decorative timber surround, wall light points, coving to ceiling.

UPVC double glazed door from lounge gives access to:

**UPVC double glazed conservatory**
8'8 x 7'7
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof, radiator, tiled floor.

From reception hallway stairs rise to:

**First floor landing**
Having loft access, airing cupboard with hot water tank cylinder unit, radiator, UPVC double glazed sliding door from first floor landing gives access large wrap around balcony

Doors from first floor landing then give access to: All bedrooms and refitted bathroom and separate WC.

**Bedroom one**
13'10 x 10'7
Having UPVC double glazed window with pleasing aspect to rear, radiator, built-in double wardrobe, coving to ceiling.

Door from bedroom one gives access to:

**Ensuie shower room**
Having tiled shower cubicle with wall mounted mixer shower, WC with hidden cistern, wash hand basin set to vanity unit with built-in cupboards and storage drawers below, radiator, vinyl wood effect floor covering, part tiled to walls, wall mounted pull cord, strip light, recessed spotlights, coving to ceiling, radiator, UPVC double glazed window to rear.

**Bedroom two**
13'10 x 10'10
Having UPVC double glazed window to front, radiator, built-in double wardrobe, coving to ceiling.

**Bedroom three**
9'2 x 7'5
Having UPVC double glazed window to front, radiator, coving to ceiling.

**Bedroom four**
9'1 x 6'11
Having UPVC double glazed window with a pleasing aspect to rear, coving, radiator.

**Refitted bathroom**
Having panel bath with electric shower over, pedestal wash hand basin, part tiled to walls, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling, radiator, wall mounted strip light with built-in shaver point.

**Separate WC**
Having low flush WC, wood effect floor covering, UPVC double glazed window to side.

**Outside**
To the front of the property there is are two lawn garden areas with low rise stone walling with mature hedging and bushes, inset shrubs. Paved pathway gives access to front door. To the side of this there is a generous driveway providing off street parking for up to four vehicles. From the driveway access is given to :

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**Large single garage**
19'6 x 9'8
Having up and over door, UPVC double glazed window to rear, UPVC double glazed service door giving access to rear gardens, fitted power and light. Gated side access then leads to the property's:

**Generous size rear / side gardens**
Comprising: Paved patio and sun terrace, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, fruit trees, outside cold tap. The rear garden are fully enclosed and offer extreme high levels of privacy.

**AGENTS NOTE**
In accordance with the Estate Agent Act 1979 we hereby disclose that the seller of this property is a relation of one of the partners of Holland Broadbridge.

**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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