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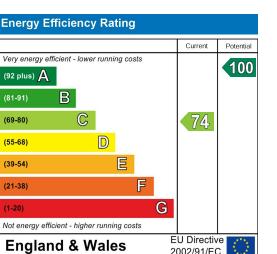
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Energy Performance Rating



Regulated by RICS



The Property
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APPROVED CODE
TRADINGSTANDARDS.UK



3 Hampton Beech, Worthen, Shrewsbury, Shropshire, SY5 9JH

This beautiful oak framed three bedroom detached house is situated in a small hamlet on the edge of the village of Worthen. Situated in a slightly elevated position, the property boasts beautiful views along the valley with a brook just over the road. The accommodation comprises of a kitchen/diner that opens into a vaulted lounge with full height picture windows and stove, utility and ground floor bedroom with ensuite. An oak turned staircase leads up from the lounge to an open sitting room/study area where you can appreciate the oak frame and views along the valley, double doors lead off to the principal bedroom with vaulted ceiling, exposed oak frame and ensuite and a further single room. Externally the property has two parking spaces and seating area next to the brook along with a further decked seating area and steps up to a viewing area at the top of the garden.





- **Beautiful oak framed three bedroom detached house**
- **Slightly elevated position boasting beautiful views along the valley**
- **Open plan ground floor living accommodation**
- **Vaulted ceiling throughout with picture windows**
- **Decked seating areas and steps up to viewing area at the top of the garden**
- **Viewing is essential to appreciate the internal finishing and situtation**

Double glazed French doors leading into open plan living accommodation.

Kitchen/ Dining Area

Fitted with a range of wall and base units with laminate work surfaces, inset ceramic sink, mixer tap, exposed oak frame and ceiling beams, two double glazed windows to rear elevation, space for Range cooker, recess spotlights, oak flooring, tiled splashbacks, two double glazed windows to front elevation, under unit lighting, integrated fridge and freezer, opening into

Living Room

Vaulted ceiling, exposed timber frame and full height picture window to side elevation with views along the valley, double glazed window to front and side elevations, double glazed French doors leading out to the side garden with decked seating area for entertaining area, oak turn staircase leading off, freestanding woodburning stove set on tiled hearth, two electric radiators (WIFI controlled), oak flooring.

Utility

Oak stable door to rear, airing cylinder, fuse board, plumbing and space for washing machine and dryer.

Bedroom Two

Double glazed window to front elevation, double glazed picture window to side, electric radiator (WIFI controlled), exposed ceiling beams.

Ensuite Wetroom

Underfloor heating, feature wash hand basin set on vanity unit, freestanding roll top bath with central mixer tap and rainfall shower head, low level W.C., tiled floor, frosted double glazed window to side elevation, exposed oak frame and ceiling beams, recess spotlights, extractor fan.

First Floor Sitting Room

Used as an additional living room with vaulted ceiling, picture window to front elevation, exposed oak frame, views over the Lounge and views along the valley through the full height picture window, oak flooring, wall mounted electric heater, oak double doors leading into

Principal Bedroom

Vaulted ceiling, double glazed French doors leading to Juliet balcony, exposed oak frame and ceiling beams, electric radiator (WIFI controlled).

Ensuite

Underfloor heating, large walk in shower, wash hand basin set on vanity unit, tiled floor, low level W.C., heated chrome towel rail, exposed oak frame, recess spotlights, part tiled walls, mirror with light, extractor fan, double glazed roof light.



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s