



8 Church Meadow, Lilleshall.

Offers in the region of **£520,000**

Being situated in a within a quiet cul-de-sac in a sought-after village location, this extended 4 Bedroom, detached family home is extremely well presented throughout and offers unrivalled views of the historic Lilleshall Monument and over farmland directly adjoining the large rear garden. Having been maintained and updated in recent years, improvements include a new Breakfast Kitchen (with integrated appliances), solid oak flooring in the Entrance Hallway, replacement double glazed windows and doors, several new carpets, landscaping to the garden and driveway and re-decoration throughout!

Briefly comprising Entrance Hallway, Study, 22ft Lounge, Dining/Family Room, Breakfast Kitchen, Utility Room, Downstairs W.C., 4 Bedrooms (Master with dressing area and En-suite), Family Bathroom, Integral Garage and Garage/Store, externally there is an extensive driveway to the front offering parking for up to 6 vehicles and a good sized garden to the rear. Gas C.H. uPVC D.G. Council Tax Band F. EPC Rating D.

8 Church Meadow Lilleshall Newport Shropshire

Property entered via
composite front door into

Entrance Hallway
providing access to downstairs rooms and stairs to first floor. Door to useful understairs cupboard.

Study 7' 1" x 5' 3" (2.16m x 1.60m) (max)

Lounge 22' 1" x 11' 4" (6.73m x 3.45m)

Dining/Family Room 11' 10" x 11' 5" (3.60m x 3.48m)
Sliding door to the rear garden.

Breakfast Kitchen 13' 9" x 8' 9" (4.19m x 2.66m)

Utility Room 12' 7" x 7' 5" (3.83m x 2.26m)
Door to the rear garden.

Integral Garage 18' 7" x 7' 9" (5.66m x 2.36m)
Up and over door to the front. Electric power and lighting.

Integral Garage/Store 17' 9" x 7' 9" (5.41m x 2.36m) (max)
Up and over door to the front with insulated panels to the interior of the door. Electric lighting and power. Water tap.

Downstairs W.C. 7' 7" x 5' 2" (2.31m x 1.57m) (max)

Upstairs to
first floor landing which provides access to all 4 Bedrooms and Family Bathroom. Door to airing cupboard.

Master Bedroom 23' 4" x 11' 6" (7.11m x 3.50m) (max)
Dressing area comprising two sets of double fitted wardrobes.

Master En-suite 7' 11" x 4' 9" (2.41m x 1.45m)

Bedroom 2 14' 5" x 11' 3" (4.39m x 3.43m)

Bedroom 3 11' 11" x 7' 9" (3.63m x 2.36m) (min)

Bedroom 4 7' 10" x 6' 10" (2.39m x 2.08m)

Family Bathroom 6' 11" x 5' 7" (2.11m x 1.70m)

Externally

To the front of the property is a very large tarmac driveway offering parking for up to 6 vehicles and leading to the Garages and front door. Lying adjacent is a lawned garden with a raised paved patio closest to the house and a pedestrian wrought iron gate allowing access to the rear garden via a paved pathway.

The rear garden is mostly laid to lawn with stunning views over adjoining farmland and countryside. An Indian stone paved patio edged with a gravel border and railway sleepers is situated closest to the house with a glass roofed gazebo offering a pleasant covered seating area. Electric lighting and power sockets. Water tap. To the perimeter are edged borders containing mature plants, shrubs and trees. A smaller paved seating area lies furthest away from the house. To the side is an excellent storage area with sheds.



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PROPERTY



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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
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