FOR SALE

Offers in the region of £260,000

5 Sandhurst Way, Nesscliffe, Shrewsbury, SY4 1DR

A recently constructed and thoughtfully designed three-bedroom detached home benefitting from driveway parking, generous gardens, and stylish living accommodation, enviably situated within a well regarded development with views towards Nesscliffe Hill on the perimeter of Nesscliffe.

FOR SALE

Baschurch (4 miles), Shrewsbury (8 miles), Oswestry (12 miles), Telford (23 miles)

All distances approximate.

- **Modern Family Home**
- **Beautifully Presented**
- **Generous Gardens**
- **Views Towards Nesscliffe Hill**
- **Well Regarded Development**
- **Cul-De-Sac Location**

DESCRIPTION

Halls are delighted with instructions to offer 5 Sandhurst way in Nesscliffe for sale by private treaty.

5 Sandhurst Way was initially constructed just over 7 years ago and has, since then, been subject to a number of decorative and aesthetic improvements, to now provide around 850 sq ft of stylishly presented living accommodation, elegantly arranged across two thoughtfully designed floors.

The property is complemented by both front and rear gardens with the latter of these being larger than one might anticipate for a property of this age and enjoying views towards Nesscliffe Hill and The Cliffe, whilst comprising an area lawn joined by a paved patio area. To the fore is a lawned garden intersected by a walkway, this flanked to one side by a paved driveway which runs alongside the property.

SITUATION

The property occupies a private position in a small cul-de-sac of homes set within a modern development on the perimeter of the particularly popular village of Nesscliffe, which boasts a range of day-to-day amenities, including Convenience Store, Petrol Station, and Primary School, whilst lying within the shadow of The Cliffe and Nesscliffe Hill which comprise 70 hectares of picturesque woodland and heathland ideal for those with walking, cycling, or rambling interests. The larger village of Baschurch sits to the north-east and provides a wider range of amenities, including superb Public Houses, with the thriving county centre situated to the south and easily accessed via the A5.

SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including St.Andrews C of E Primary School, Kinnerley Church of England School, St.John the Baptist C of e School, Baschurch C of E Primary School, The Corbet School, Condover College, Adcote School for Girls, and Packwood Haugh.

THE PROPERTY

The property is principally accessed via a covered external Porch which opens into an Entrance Hallway, from where stairs rise to the first floor and a door leads immediately to the left into a modern Kitchen comprising a selection of stylish base and wall units, alongside planned space for white goods and a window overlooking the front elevation.

From the Hallway, a further door opens into a wonderfully sociable Living/Dining Room which serves as the heart of the home and features a bespoke selection of timber shelving encompassing a chimney breast which contains an inglenook housing a bioethanol gas stove, alongside ample space for seating and dining positioned before patio doors which exit directly onto the gardens and provide a seamless transition between the internal and external elements of the home. Completing the ground floor accommodation is a useful Cloakroom.

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

Stairs rise to a first floor landing with recessed storage cupboard, from where doors allow access into three comfortably sized Bedrooms, ideally suited to family living, with Bedrooms One and Two benefitting from integrated wardrobes, and the rear Bedrooms enjoying elevated views across this picturesque village. The Bedrooms are served by a Family Bathroom which comprises a fitted suite containing a panelled bath, low-flush WC, and hand basin.

OUTSIDE

The property is approached over a double-length brick-paved driveway served by a wall-mounted EV charger, this flanked to one side by an area of lawn intersected by a paved walkway which culminates at the front door.

The rear gardens are larger than might be anticipated for a property of this age and enjoy a broadly southerly aspect with views towards Nesscliffe Hill Country Park, whilst comprising an expanse of lawn complemented by a paved seating area and a raised decking, both of which represent ideal spaces for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Kitchen: 2.82m x 2.65m
Living/Dining Room: 5.10m x 4.74m
Cloakroom:

- First Floor -
Bedroom One: 3.96m x 2.97m
Bedroom Two: 2.97m x 2.96m
Bedroom Three: 2.65m x 2.01m
Family Bathroom:

DIRECTIONS

Leave Shrewsbury to the north-west via the A5, continuing for around 4.2 miles until reaching Felton Butler roundabout, here take the third exit towards Nesscliffe. After a further 1.6 miles, a left hand turn leads into Ridgewood Road where, shortly after, a right hand turn leads onto Sandhurst Way, with number 5 situated within the first cul-de-sac on the left and identified by a Halls "For Sale" board.

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TENURE AND POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register

SERVICES

We are advised that the property is served by mains water, drainage, and electricity.

VIEWINGS

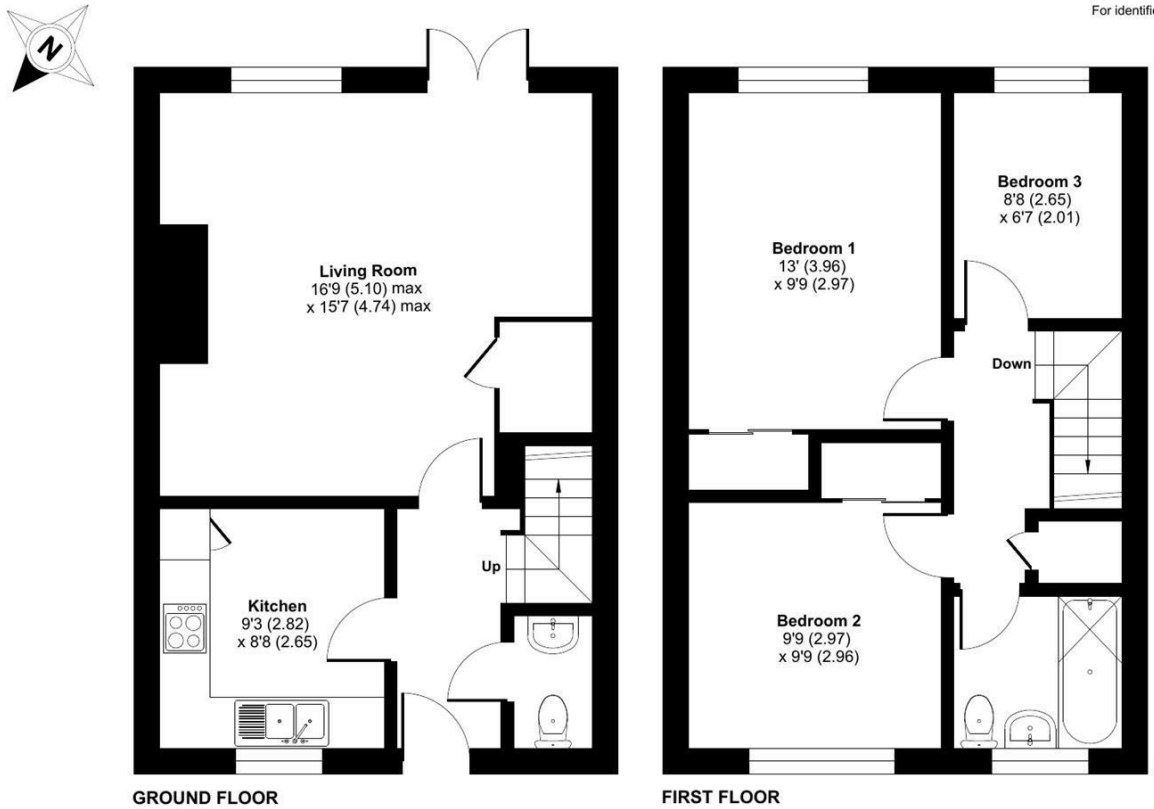
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

5 Sandhurst Way, Nesscliffe, Shrewsbury, SY4 1DR

Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1425408

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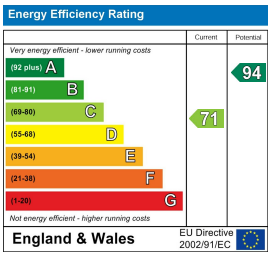
Energy Performance Ratings



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