10 Field Drive
Clive Shrewsbury
SY4 3LB

MONKS

5 Bedroom House - Detached
Offers In The Region Of £595,000

The features

- STUNNING VIEWS OVER OPEN FARMLAND, VILLAGE AND HILLS BEYOND
- EXCELLENT 5 BEDROOM DETACHED FAMILY HOME
- 5 GENEROUS BEDROOMS AND 2 BATHROOMS
- SOLAR PANELS AND EV CHARGING POINT
- VIEWING ESSENTIAL
- MUCH SOUGHT AFTER VILLAGE LOCATION
- LOUNGE, GARDEN ROOM, DINING ROOM, KITCHEN, UTILITY
- GARAGE AND AMPLE PARKING
- DELIGHTFUL GARDENS BORDERED BY OPEN FIELDS
- EPC RATING B

***** 5 BEDROOM DETACHED HOME WITH STUNNING VIEWS *****

An excellent opportunity to purchase this deceptively spacious 5 bedroom detached house which offers naturally well lit and versatile accommodation – perfect for a growing family, work from home and those who love to entertain.

Occupying an enviable position tucked away in a cul de sac location, enjoying fabulous un-interrupted views over open farmland, across the village to the Welsh Hills. Clive is a popular and sought after North Shropshire village which boasts a primary school, church, active village hall, doctors and social hub and is a short stroll away from the Railway Station at Yorton which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge with log burner, Garden Room, Dining Room, Kitchen, Utility Room, 5 generous Bedrooms and 2 Bathrooms.

The property has the benefit of Solar Panels, EV charging point, gas central heating, double glazing, driveway with ample parking and space for motorhome and lovely wrap around gardens bordered by open farmland.

Viewing essential.

Property details

LOCATION
The property occupies an enviable position in this much sought after Village a short drive from the A5/M54 motorway network and all the amenities of the County Town. Clive benefits from a primary school, church, medical centre, active village hall and social hub and has the most fabulous walks over surrounding countryside, woodland paths and Grinshill Hill. A short stroll away is Yorton Railway station with regular trains through to Shrewsbury, Crewe and links to London. In the nearby market Town of Wem there are excellent facilities including supermarkets, independent stores, restaurants and public houses.

RECEPTION HALL
Composite door opening to spacious Reception Hall with window to the front and further picture window to the rear with lovely open aspect over adjoining farmland. Useful under stairs storage cupboard, radiator.

CLOAKROOM
with suite comprising wash hand basin set into vanity with storage and concealed WC. Complementary tiled surrounds, heated towel rail, window to the rear.

LOUNGE
A lovely room being naturally well lit by large glide and slide doors with full height glazed panels to either side providing a lovely aspect over the garden. Brick fire place with oak effect concrete lintel housing cast iron log burner, media point, radiators. Double opening French doors to

GARDEN ROOM
A great multi purpose all year round room with solid roof and two large picture windows providing a fabulous outlook over adjoining fields and across the village to the hills beyond. Radiator and patio doors leading onto the garden.

DINING/FAMILY ROOM
A dual aspect room with windows to the front and rear elevations, radiator.

KITCHEN
Fitted with range of wooden fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching units comprising cupboards and drawers with work surfaces over and integrated dishwasher and space and point for slot in cooker with extractor hood over. Tiled surrounds and matching eye level wall units, breakfast bar. Window to the front, tiled floor, radiator. Glazed door to

UTILITY ROOM
having fitted worksurface with space for freezer and tumble dryer. Tiled floor, window to the side and door leading to the garden. Radiator.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the good sized Landing off which lead

BEDROOM 1
A generous and well lit room with windows to the side and rear with the most wonderful open views over adjoining fields, across the village and far reaching to the Welsh Hills. Range of fitted wardrobes, radiator.

BATHROOM
with suite comprising panelled bath, shower cubicle, wash hand basin and WC. Complementary tiled surrounds, window to the front.

BEDROOM 2
A good sized double room with windows to two elevations with lovely open aspect with far reaching views, radiator.

BEDROOM 3
Another generous double room, naturally well lit by two windows with wonderful open views across the gardens, fields and hills beyond. Range of fitted wardrobes, radiator.

BEDROOM 4
with window to the rear with lovely aspect over the gardens, village and hills in the distant. Radiator.

BEDROOM 5
with window to the front, radiator.

BATHROOM
with suite comprising panelled bath with electric shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

OUTSIDE
The property occupies an enviable position at the head of the cul de sac, bordered by open fields with far reaching views. Approached over driveway with ample parking and hardstanding for numerous cars and motorhome, EV charging point.

The Front Garden is laid to lawn with flower and shrub beds. Side pedestrian gate gives access to the excellent sized Rear Garden which has a large paved sun terrace adjacent to the house and large garden laid mainly to lawn with flower, shrub and herbaceous

beds with inset specimen trees. To the side is additional paving and raised beds from where there is an idyllic spot to sit and look over the fields and view beyond.

Garage with roller shutter electric door, power and lighting.

GENERAL INFORMATION

TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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Approximate total area(1)
1895 ft²
175.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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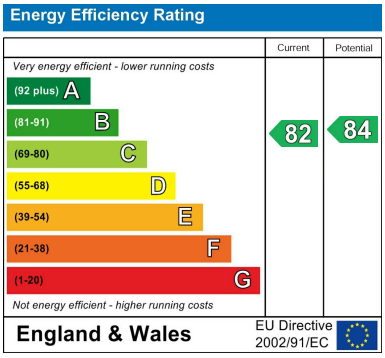

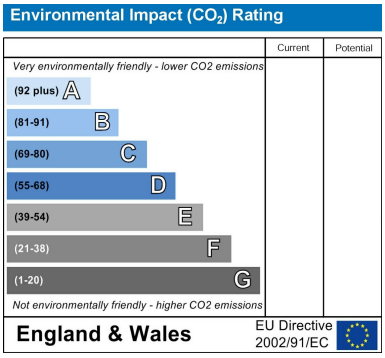

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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