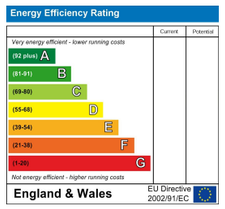
FOR SALE

Plot 43 - The Gilder Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

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FOR SALE

Price Guide £345,000

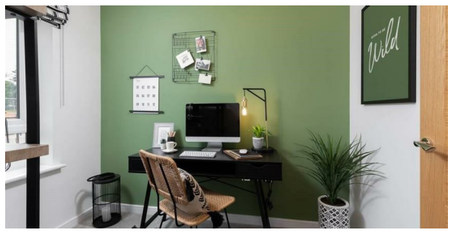
Plot 43 - The Gilder Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB

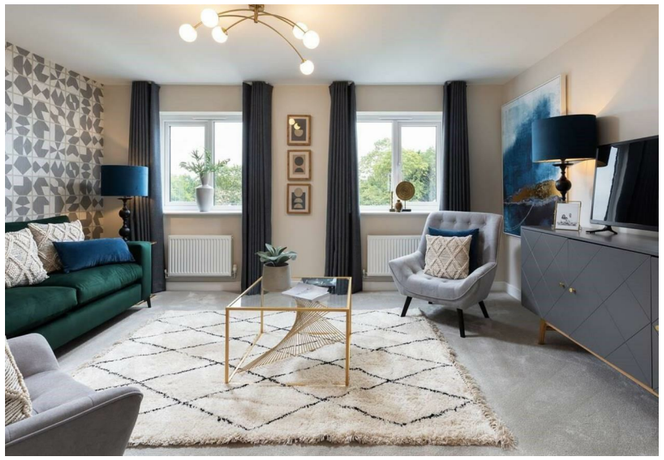
A beautifully appointed and deceptively spacious semi detached house, providing accommodation over three floors, set with garage and easily maintained gardens on this most popular residential development. £10k DEPOSIT CONTRIBUTION.

FOR SALE

MILEAGES: Close to town amenities

2 Reception Room/s | 4 Bedroom/s | 3 Bath/Shower Room/s





- 1347 sq ft
- 2 year Bellway warranty
- 10 year insurance protection from the National Housing Building Council
- Excellent specification
- Driveway parking and garage
- Patio and lawned gardens

DIRECTIONS
From Shrewsbury town centre, proceed over the English Bridge and onto the gyratory system, heading for Coleham. Continue onto Belle Vue Road which links onto Hereford Road and head over the railway bridge until reaching the traffic lights by the Esso petrol station. Proceed straight ahead, over the next roundabout, passing Sainsburys on the left hand side and at the next set of traffic lights, take the left turn into the Darwin's Edge Development.

SITUATION
Darwin's Edge is a delightful development of two, three and four bedroom homes, positioned to the south westerly side of the popular market town of Shrewsbury. The development sits in a sought after residential area, having a number of amenities close by, including the Meole Brace Retail Park and golf club, with the town centre easily accessible and offering an extensive and fashionable range of both social and leisure facilities, together with a rail service. The are a number of excellent schools within close proximity and commuters will find the development is well placed with access to a number of routes, including the A5 ring road, which links through to the M54 motorway to Telford, and thereon to the West Midlands conurbations.

DESCRIPTION
Plot 43 is a highly desirable and most impressive semi detached house, which offers accommodation laid out over three floors. The ground floor boasts a feature contemporary open plan environment, positioned to the front of the house is a lovely dining area, the central kitchen contains a number of integrated appliances. Positioned to the rear, is a lovely living space, with french doors leading out to the gardens. Also to the ground floor is useful WC. To the first floor is the main formal sitting room, bedroom two with en-suite shower room and a separate guest WC. To the second floor, there are three further bedrooms, the principle of which has an en-suite shower room, the remaining two are served by the family bathroom. Outside, there is driveway parking and a garage. The gardens offer areas laid to patio together with flowing lawns.

ACCOMMODATION
Storm porch with panelled entrance door leading into:-

RECEPTION HALL
With staircase rising to first floor, understairs storage cupboard and doors of and to:-

GUEST WC
Providing a white suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap. Part tiled walls, tiled splash, extractor fan.

OPEN PLAN LIVING KITCHEN DINER
Providing an attractive range of soft close eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and half bowl Leisure stainless steel sink unit and drainer with mixer tap, integral Zanussi electric oven and grill with Zanussi microwave combination oven over. Integral Zanussi dishwasher. Four ring Zanussi stainless steel gas hob unit with fitted filter hood over. Integral fridge/freezer. Ceiling downlighters, twin glazed french doors leading out onto the rear gardens and patio.

FIRST FLOOR LANDING
Useful built in storage cupboard and doors off and to:-

LIVING ROOM
With dual windows to rear.

BEDROOM TWO
Window to front.

EN-SUITE SHOWER ROOM
Providing a Roche white suite, comprising low level WC with hidden cistern, wall mounted Roche wash hand basin with mixer tap over, shower cubicle with mains fed shower, inset tiling and sliding splash screen, part tiled walls, extractor fan and radiator.

SECOND FLOOR LANDING
With access to loft space and doors off and to:-

BEDROOM ONE
Window to front.

EN-SUITE SHOWER ROOM
Providing a Roche white suite, comprising low level WC with hidden cistern, wall mounted Roche wash hand basin with mixer tap over, shower cubicle with mains fed shower, inset tiling and sliding splash screen, part tiled walls, extractor fan and radiator.

BEDROOM THREE
Window to rear.

BEDROOM FOUR
Window to rear.

BATHROOM
Providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap over, panelled bath, part tiled walls and tiled splash, shaving connection point, ceiling downlighters, extractor fan and wall mounted heated towel rail.

OUTSIDE
The property is approached over a block paved driveway which provides a generous amount of parking, together with a POD electric car charging point.

GARAGE
With metal up and over entrance door.

THE GARDENS
To the front, there is a neat area which is laid to lawn. The majority of the gardens are positioned to the rear of the property and these comprise a flagged patio seating area together with flowing lawns. External cold water tap.

GENERAL REMARKS

AGENTS NOTE
Prospective purchasers should note:
1) The property benefits from a number of solar panels.
2) Each property has the advantage of an electric car charging point.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. Google Nest controlled gas fired central heating system, individually controlled with two thermostats one on the ground and one on the first floor. None of these services have been tested.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.