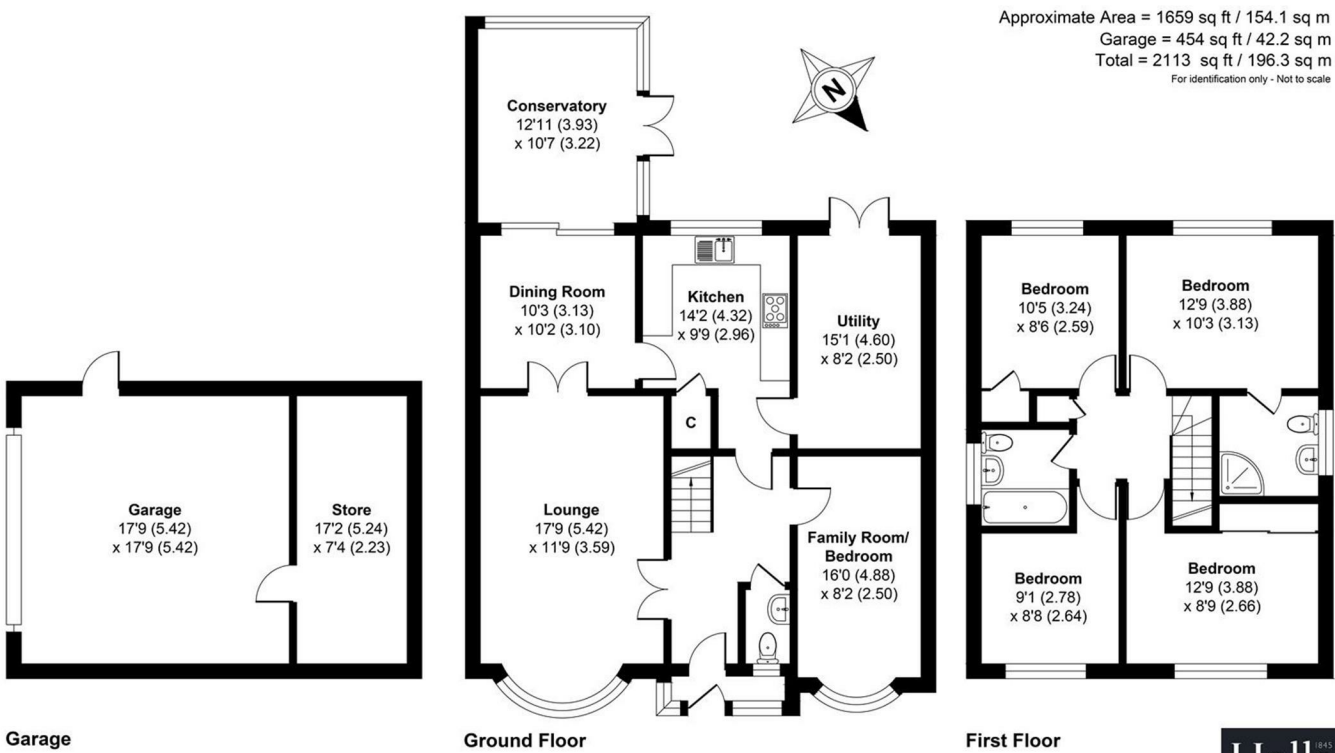


FOR SALE

4 Ivatt Close, Telford, TF4 3SY



Garage
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



FOR SALE

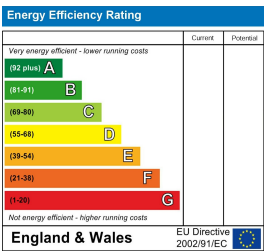
Offers in the region of £375,000

4 Ivatt Close, Telford, TF4 3SY

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



Four-bedroom detached family home with a converted garage creating an additional reception room or fifth bedroom. Generous lounge with fireplace, dining room, conservatory and fitted kitchen with Range cooker, plus a substantial utility room. Main bedroom with en-suite, three further bedrooms and family bathroom. Private rear garden with patio and fruit trees backing onto grazing land, driveway parking and double garage.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
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2 Reception
Room/s


4 Bedroom/s


2 Bath/Shower
Room/s





- Large Plot
- Double Garage
- Open Views
- Versatile Accommodation
- En-Suite to Main Bedroom
- Close to Amenities

DESCRIPTION
This spacious four/five-bedroom detached home backs directly onto open grazing land, giving it a sense of space and privacy that’s increasingly hard to find.

Over the years, the house has been sensibly adapted to suit everyday family life. The former garage has been converted into an additional reception room, which works equally well as a fifth bedroom, home office, playroom or second sitting room. A large utility room has also been added at the back of the house — ideal for keeping laundry, muddy boots and household clutter away from the main living areas.

Inside, there’s a practical entrance porch leading into a generous reception hall with cloakroom. The main lounge is a comfortable, well-proportioned space with a fireplace, and double doors open through to the dining room — making it easy to have the rooms connected for gatherings or separate them for quieter evenings. Sliding patio doors lead into the conservatory, which offers extra living space and a spot to enjoy the garden views throughout the year.

The kitchen is fitted with a range of base and wall units, an integrated fridge and a Range cooker, with direct access to the utility room, which has plumbing for a washing machine and dishwasher, plus space for a tumble dryer.

Upstairs, the main bedroom has its own en-suite shower room. There are three further bedrooms and a family bathroom, offering flexibility whether you need children’s rooms, guest space or somewhere to work from home. The loft is boarded with lighting and ladder access, providing useful additional storage.

Outside, the front of the property offers parking for up to four vehicles and access to the double garage. A side gate leads to a private enclosed garden with a summerhouse or cabin, patio area and lawn — a useful extra space that could serve a range of purposes.

To the rear, there’s a patio area for outdoor dining, leading onto a lawned garden with a variety of fruit trees and established shrubs. Beyond the garden, the property looks out over grazing land, giving a real sense of openness and privacy.

Overall, it’s a well-proportioned home that offers flexible living space, practical additions and a pleasant outlook — suited to a growing family or anyone looking for a bit more room to spread out.

LOCATION
Located in the established neighbourhood of Dawley, the property enjoys easy access to both everyday amenities and open green space. Stirchley Showground, Telford Town Park and the Silkin Way are all within walking distance — ideal for dog walks, weekend strolls or cycling.

A range of shops and local services can be found in Dawley District Centre, along with nearby schooling including Phoenix Academy. Excellent road links also provide quick access to Telford Town Centre, with its wider selection of shopping, dining and leisure facilities.

- ROOMS**
- GROUND FLOOR
 - PORCH
 - ENTRANCE HALL
 - W.C.
 - LOUNGE
 - FAMILY ROOM
 - DINING ROOM
 - KITCHEN
 - UTILITY ROOM
 - CONSERVATORY
- FIRST FLOOR**
- BEDROOM ONE
 - EN-SUITE
 - BEDROOM TWO
 - BEDROOM THREE
 - BEDROOM FOUR
 - BATHROOM
- EXTERNAL**
- DOUBLE GARAGE
 - SUMMER HOUSE

LOCAL AUTHORITY

COUNCIL TAX BAND
Council tax band : D

POSSESSION AND TENURE

VIEWING ARRANGEMENTS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.