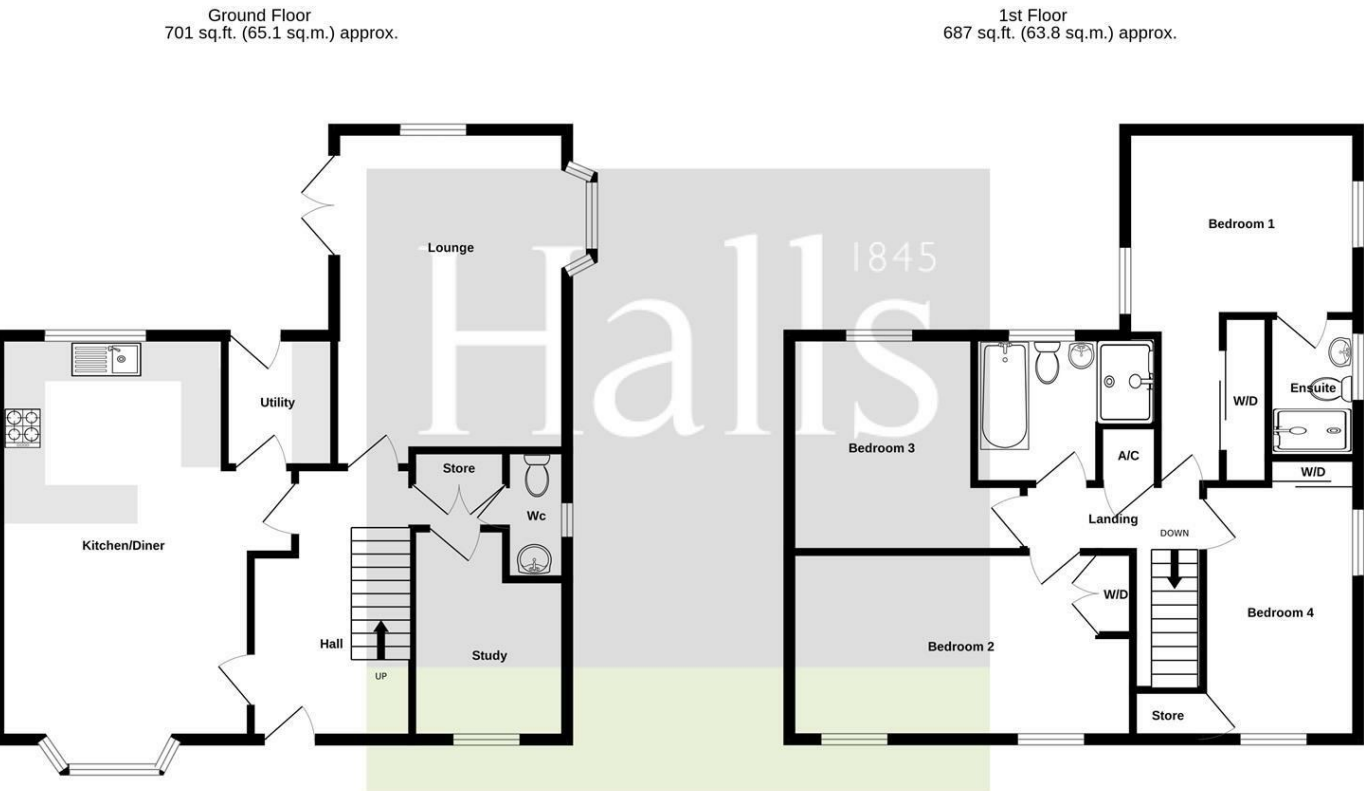


FOR SALE

9 Hazelnut Way, Whitchurch, Shropshire, SY13 4JN



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FOR SALE

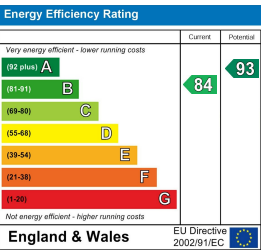
Offers in the region of £399,995

9 Hazelnut Way, Whitchurch, Shropshire, SY13 4JN

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



This well presented detached family home is located in a popular residential area and is within walking distance to the town centre. The property also has great views from the front overlooking the adjoining countryside. The property comprises reception hall, cloakroom with W.C, living room, study, dining kitchen and utility room. There are 4 bedrooms and 2 bathrooms to the 1st floor, landscaped gardens, parking for 2 cars and a garage. This property is being sold with NO CHAIN.



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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FOR SALE

Whitchurch Town Centre 1/2 mile, Chester 20 miles, Shrewsbury 20 miles & Nantwich 12 miles. All distances are approximate.



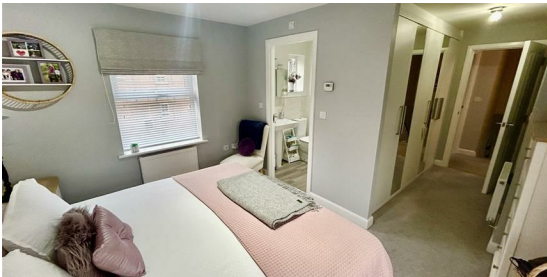
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Spacious Detached Family Home
- Wonderful Views from the Front
- Reception Hall, Cloaks with W.C
- Lounge, Kitchen / Diner, Utility
- 4 Bedrooms & 2 Bathrooms
- Landscaped Gardens
- Drive for 2 cars and a garage
- Access to Local Walks

Location

Sat on the edge of Whitchurch, Shropshire’s most historic market town, the development it is located on benefits from being well-connected to both Shropshire and Cheshire, as well as being within walking distance from the town centre where you will find an array of independent shops, eateries, and amenities.

The Market Town of Whitchurch in Shropshire, the UK’s county named in ‘ABTA’S Top 10 Destinations to Watch 2024’. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away, Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets. Whitchurch also has a railway station which is on the Cardiff to Manchester line which goes via Crewe and Shrewsbury.

There is also an excellent range of sports and leisure facilities and clubs in and around Whitchurch including Cricket, Rugby, Football and Hockey. There is a championship golf course close by at Hill Valley with two 18 hole golf courses.

Brief Description

Welcome to Hazelnut Way, Whitchurch - a stunning property that offers the perfect blend of comfort and style. This detached house, built in 2018, boasts a generous 1,388 sq ft of living space, making it an ideal home for a growing family.

As you step inside, you are greeted by a spacious hall, living room, study and large dining kitchen that provide ample space for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space and privacy.

One of the standout features of this property is the picturesque views it offers. Imagine waking up to the sight of lush green fields and the majestic Welsh Hills in the distance - a truly breathtaking sight that will never cease to amaze.

Parking will never be an issue ensuring convenience for you and your guests. The property’s location at the end of a cul de sac guarantees peace and tranquillity, away from the hustle and bustle of the city.

The landscaped gardens are a sight to behold, providing the perfect outdoor retreat for relaxing in the fresh air or hosting summer barbecues with friends and family.

With no upward chain, this property is ready and waiting for you to make it your own. Don't miss out on the opportunity to own a very well-presented home in a desirable location. Book a viewing today and start envisioning the wonderful memories you could create in this beautiful property on Hazelnut Way.

Accommodation Comprises

Front entrance door to

Reception Hall

11’ x 8’1 (3.35m x 2.46m)
Spacious hallway Amtico flooring, open understairs area, door to cloaks cupboard.

Cloakroom

6’3 x 3’1 (1.91m x 0.94m)
White suite comprising low flush WC, pedestal wash hand basin, Amtico flooring, double glazed window and radiator.

Study

9’6 x 8’ (2.90m x 2.44m)
Double glazed window to the front with pleasant outlook over countryside, light point and radiator.

Lounge

18’ x 11’7 (5.49m x 3.53m)
Double glazed bay window to the side, window and double doors to the rear garden, light points and radiator.

Dining Kitchen

20’1 x 12’6 (6.12m x 3.81m)
A modern kitchen with a wide range of base and wall units, extensive worktops, breakfast bar, integrated dishwasher, integrated fridge freezer, electric double oven and 5 ring gas hob. Double glazed window to the rear garden, Amtico flooring, drainer sink unit and inset spot lights . The dining area features a bay window to front with a great outlook, Amtico flooring and light point.

Utility Room

6’6 x 5’5 (1.98m x 1.65m)
Comprising base and wall units, worktops, integrated washing machine and space for a tumble drier, door to gardens. There is Amtico flooring and a light point.

1st Floor Landing

Stairs ascend from the hall to the 1st floor landing where there is a door to the airing cupboard and loft hatch.

Master Bedroom (rear)

11’6 x 9’3 (3.51m x 2.82m)
Fitted wardrobes, double glazed windows to the side and into the garden and feature part wall panelling to one wall.

En Suite Shower Room

Comprising white suite with large shower enclosure, low level WC, double glazed window, pedestal wash hand basin, Amtico flooring, towel radiator, inset spot lights .

Bedroom Two (front)

17’1 x 9’1 (5.21m x 2.77m)
Two double glazed windows with a great views over the countryside and towards the Welsh Hills in the distance. The bedroom also has a fitted double wardrobe.

Bedroom Three (rear)

10’9 x 9’4 (3.28m x 2.84m)
Featuring wall panelling, double glazed window with garden view.

Bedroom Four (front)

12’4 x 7’9 (3.76m x 2.36m)
Double glazed window to the front with a great views over the countryside and towards the Welsh Hills in the distance. There is a second window to the side, fitted double wardrobe and cupboard above the stair bulk head.

Family Bathroom

White suite comprising panelled bath, sperate shower enclosure, WC and wash hand basin, double glazed window, towel radiator, Amtico flooring.

Outside

The property is accessed from Hazelnut Way to a drive suitable for two cars. The drive continues to the single garage. To the front and side are lawned areas with flower borders with a range of plants and shrubs. The rear garden can be accessed from the drive or from the house and comprises lawns, mature flower borders with a wide variety of plants trees and shrubs, The garden also has a number of paved seating areas.

Garage

17’1 x 9’” (5.21m x 2.74m’)
Single up and over door, power and lighting.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
Telephone 01948 663230
You can also find Halls properties at [rightmove.co.uk](https://www.rightmove.co.uk) & [Onthemarket.com](https://www.onthemarket.com)
WH1555 251024

Directions

From the centre of Whitchurch proceed up High Street to the church, go over the roundabout and continue into Bargates, at the next roundabout take the second exit and then the second exit at the second roundabout onto the B5476 Tarpotley Road. Proceed up the Hill and take the First left into Haroldgate, second right into The Squirrels, and then take the first left into Badger Crescent. Follow the road down to the bottom and turn left into Hazelnut Way and the property is located at the bottom of Hazelnut Way on the right.

What 3 Words: whizzing.sweated.gripes

Council Tax - Shropshire

The current Council Tax Band is ‘E’. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.