HOLLAND BROADBRIDGE















The Property Ombudsman

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HOLLAND BROADBRIDGE

45 Dove Close, Sutton Grange, Shrewsbury, Shropshire, SY2 6FB

www.hbshrop.co.uk






Offers In The Region Of £415,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
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e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

45 Dove Close, Sutton Grange, Shrewsbury, Shropshire, SY2 6FB

Offers In The Region Of

£415,000

An attractive, modern and spacious four bedroom detached property occupying a delightful position within the popular Sutton Grange development. The property combines an appealing modern exterior with generously proportioned and versatile accommodation, creating a welcoming home that is ideally suited to both growing families and those seeking additional space. The thoughtfully arrange accommodation provides an excellent balance of comfortable everyday living and entertaining space, whilst the property's attractive setting further enhances the overall appeal. Sutton Grange has established itself as a popular residential development on the south eastern side of Shrewsbury, offering a pleasant family feel environment whilst remaining conveniently positioned for a wide range of amenities. The location provides an excellent balance between modern residential living and accessibility to many attractions of Shrewsbury, the surrounding countryside and local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, study, bay fronted lounge, attractive kitchen/dining, utility room, first floor landing, master bedroom with ensuite shower room, three further bedrooms, family bathroom, front and rear enclosed gardens, private driveway position, tarmacadam driveway providing ample off street parking for a number of vehicles, detached brick built garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway
Having radiator, understairs recess, understairs storage cupboard.

Door from entrance hallway gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin, vinyl floor covering, UPVC double glazed window to front.

Door from entrance hallway gives access to:

Study
9'9 x 8'11
Having UPVC double glazed window with a pleasing aspect to side of property, radiator.

Door from entrance hallway gives access to:

Bay fronted lounge
18'2 max into bay x 11'9
Having walk-in bay with UPVC double glazed window to front, two radiators, wood effect flooring, wall mounted digital heating control panel.

Door from entrance hallway gives access to:

Attractive Kitchen/diner
19'3 x 9'4
The dining area comprises: Tiled floor, UPVC double glazed French doors giving access to rear gardens, radiator. The kitchen area comprises: A range of modern eye level and base units with bui8lt-in cupboards and drawers, integrated fridge freezer, dishwasher, oven, four ring gas hob with concealed cooker canopy over, recessed spotlights to ceiling, fitted wooden worktop with inset 1 1/2 sink drainer unit with mixer tap over.

Door from kitchen/diner gives access to:

Utility room
9'4 x 5'4
Having eye level store cupboard housing gas fired central heating boiler, base units, integrated washing machine, fitted wooden style worktop with inset stainless steel sink drainer unit with mixer tap over, tiled floor, double glazed door giving access to rear gardens of property, radiator.

From entrance hallway stairs rise to:

First floor landing
Having loft access, radiator, UPVC double glazed window to front, store cupboard housing pressurised water system.

Doors from first floor landing then give access to: Four bedroom and bathroom.

Bedroom one
12'0 x 11'8
Having UPVC double glazed window to front, radiator, built-in double wardrobe. Door from bedroom one gives access to:

Ensuite shower room
Having tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled effect vinyl floor covering, radiator, UPVC double glazed window to side, recessed spotlights and extractor fan to ceiling.

Bedroom two
13'8 max x 8'9
Having UPVC double glazed window with a pleasing aspect to side of the property, radiator.

Bedroom three
12'5 max into recess reducing down to 9'8 min x 8'
Having UPVC double glazed window to rear, radiator.

Bedroom four
8'9 x 6'9 excluding recess
Having built-in wardrobe, UPVC double glazed window with a pleasing aspect to side of property, radiator.

Bathroom
Having a three piece suite comprising: Panel bath, wall mounted electric shower over and glazed shower screen to side, pedestal wash hand basin, low flush WC, vinyl tiled effect floor covering, radiator, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to rear.

Outside
The property occupies a pleasing private driveway position. To the front of the property there is a brick paved parking forecourt, lawn gardens to front and side of property, paved pathway giving access to front door. From the brick paved parking forecourt access is given to the property's tarmacadam driveway providing ample of street parking which gives access to a detached brick garage. Gated access then leads to the property's:

Rear garden
Which comprises: Large paved patio, low maintenance stone sections, lawn gardens. The rear gardens are enclosed by fencing.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

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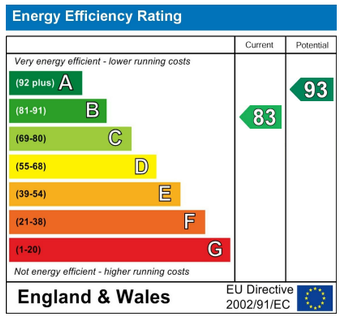
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION. Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



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