

**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Situated on this exclusive development on a private driveway, this is a beautifully presented, spacious and extended four double bedroom detached executive style family home. This property boasts instantly appealing living accommodation throughout, which can only be fully appreciated by early internal inspection which comes highly recommended by the selling agent. This property is situated within a highly regarded residential location, within close proximity to local amenities, highly regarded schooling and within walking distance to the Shrewsbury town centre. Viewing is essential.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, bay fronted lounge, contemporary kitchen/diner with a range of built-in appliances, utility room, bespoke garden room, first floor landing, master bedroom with ensuite shower room, three further double bedrooms, family bathroom, landscaped low maintenance front and rear enclosed gardens, brick paved driveway, garage, pleasing private driveway position, UPVC double glazing, gas fired central heating,. Viewing is essential.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Reception hallway**

Having tiled floor, radiator, understairs storage cupboard.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, wall mounted wash hand basin with large tiled splash surrounds, tiled floor, radiator, UPVC double glazed window to front, recessed spotlights to ceiling.

Door from reception hallway gives access to:

**Bay fronted lounge**

16'9 x 12'10

Having large walk-in UPVC double glazed bay window to front, two radiators, coving and recessed spotlights to ceiling.

Door from reception hallway gives access to:

**Contemporary kitchen/diner**

21'4 x 10'0

The dining area comprises: Tiled floor, radiator, TV aerial point.

The kitchen area comprises: A range of modern eye level and base unit with built-in cupboards and drawers, integrated double oven, fridge freezer, dishwasher, fitted Corian worktop with inset 1 1/2 stainless steel sink with mixer tap over, five ring gas hob with wall hung cooker canopy over, UPVC double glazed window to rear, tiled floor, recessed spotlights to ceiling, radiator.

Door from kitchen/diner gives access to:

**Utility room**

6'4 x 5'9

Having eye level and base units, fitted worktop with stainless steel sink drainer unit with mixer tap over, space for washing machine and tumble dryer, tiled floor, radiator, double glazed door giving access to side of property,

From kitchen/diner square arch gives access to:

**Bespoke garden room**

11'10 x 9'7

Having tiled floor, range of UPVC double glazed windows, UPVC double glazed lantern roof, UPVC double glazed French doors giving access to rear gardens, radiator, tiled floor and recessed spotlights.

From reception hallway stairs rise to:

**First floor landing**

Having loft access with pull down Bison landing which leads to a boarded and shelved loft space which provides excellent storage, radiator, store cupboard housing pressurised water system.

From first floor landing doors then give access to: Four bedrooms and family bathroom.

**Bedroom one**

14'5 max x 10'10 excluding wardrobe recess

Having UPVC double glazed window to front, radiator, large fitted smoke mirror fronted wardrobes.

Door to:

**Ensuite shower room**

Having walk-in tiled shower cubicle with drench shower over and handheld shower attachment off, low flush WC, wall hung wash hand basin, tiled floor, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to side, wall mounted shaver point.

**Bedroom two**

11'10 x 10'3 excluding recess

Having UPVC double glazed window to rear, radiator.

**Bedroom three**

13'11 max into recess x 8'0

Having UPVC double glazed window to front, radiator.

**Bedroom four**

11'3 max into recess x 9'8

Having UPVC double glazed window to rear, radiator.

**Family bathroom**

Having a four piece suite which comprises: panel bath, tiled shower cubicle with wall mounted mixer shower , wall hung wash hand basin, low flush WC, part tiled to walls, UPVC double glazed window to rear, recessed spotlights and extractor fan to ceiling, tiled floor, wall hung chrome style towel rail.

**Outside**

To the front of the property there is a low maintenance stone frontage with inset bushes. To the side of this there is a double width paved driveway with outside lighting point. From the driveway access is then given to:

**Garage**

18'9 x 8'9

Having up and over door, wall mounted gas fired central heating boiler, double glazed pedestrian service door to rear.

Gated pedestrian side access then leads to the property's:

**Beautifully landscaped rear gardens**

Having an extensive luxury paved patio, paved steps leading to matching paved pathway with artificial lawn garden areas, low maintenance stone sections, raised beds with inset shrubs, plants and bushes, outside cold tap and lighting points. 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.

**COUNCIL TAX BAND F**

**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**

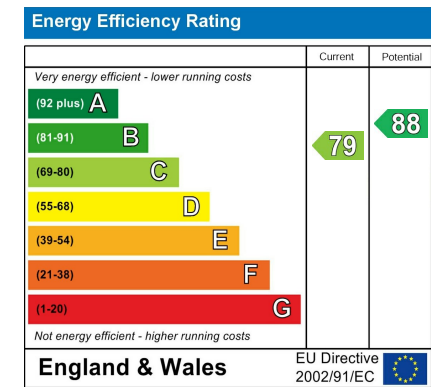
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



**FLOORPLANS**

