

FOR SALE



Plot 98 - The Reedmaker Darwin's Edge, Hereford Road, Shrewsbury, SY3 9NB



FOR SALE

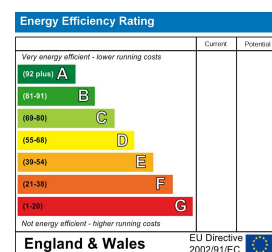
Price Guide £410,000

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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

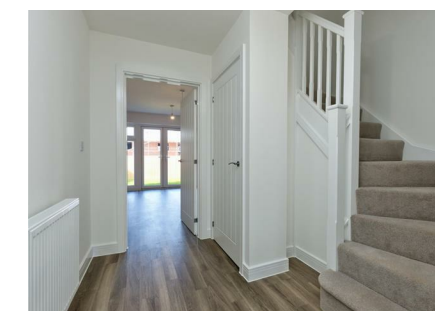


A most impressive and highly appealing detached family house, offering delightfully appointed and well proportioned accommodation, set with garage and gardens on this select and sought after development.



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MILEAGES: Close to town amenities



1 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- 1292 sq ft
- 2 year Bellway warranty
- 10 year insurance protection from the National Housing Building Council
- Excellent specification
- Driveway parking
- Patio and lawned gardens

DESCRIPTION

Plot 98 is a most desirable and beautifully appointed detached house, which will no doubt create strong market appeal. The ground floor provides a living room, feature open plan kitchen diner, separate utility room and guest WC. To the first floor, there are four bedrooms, two of which have en-suite shower rooms, whilst the remaining two bedrooms are served by the bathroom. Outside, there is driveway parking which gives vehicular access to the garage. The gardens are predominantly located to the rear and comprise a flagged patio seating area with neat flowing lawns. Purchasers should be aware that the main front image is of Plot 5 and is being used for illustrative purposes.

ACCOMMODATION

Storm porch with panelled entrance door leading into:-

ENTRANCE HALL

Amtico flooring, staircase rising to first floor, built in understairs storage cupboard, panelled doors off and to:-

GUEST WC

4'9" x 7'3"
With tiled floor and providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap. Part tiled walls, tiled splash, extractor fan.

LIVING ROOM

11'1" x 15'7"
Amtico flooring, window with aspect to front.

OPEN PLAN KITCHEN/DINER

21'0" x 14'6"
Providing a generous range of eye and base level units, comprising soft close cupboards and drawers with work surface area over and incorporating a Leisure stainless steel sink unit and drainer with mixer tap, integral Zanussi electric oven and grill. Integral Zanussi dishwasher. Four ring Zanussi stainless steel gas hob unit with fitted filter hood over. Integral fridge/freezer. Amtico flooring, ceiling downlighters, twin glazed french doors leading out onto the patio and rear gardens.

UTILITY ROOM

5'10" x 5'3"
Amtico flooring, fitted worktop incorporating Leisure stainless steel sink unit and drainer with mixer tap, storage cupboards under, space and plumbing for washing machine, wall mounted Ideal Logic gas fired central heating boiler. Built in storage cupboard off.

FIRST FLOOR LANDING

With access to loft space and built in airing cupboard housing the hot water cylinder.

BEDROOM ONE

10'5" x 12'4"
With door to:-

EN-SUITE SHOWER ROOM

5'1" x 6'8"
With tiled floor and providing a Roche white suite, comprising low level WC with hidden cistern, wall mounted Roche wash hand basin with Bristan mixer tap over, walk-in shower cubicle with mains fed shower, inset tiling and sliding splash screen, ceiling downlighters and radiator.

BEDROOM TWO

8'11" x 10'11"
Window over looking rear garden and door to:-

EN-SUITE SHOWER ROOM

5'0" x 6'8"
With tiled floor and providing a Roche white suite, comprising low level WC with hidden cistern, wall mounted Roche wash hand basin with Bristan mixer tap over, walk-in shower cubicle with mains fed shower, inset tiling and sliding splash screen, ceiling downlighters and radiator.

BEDROOM THREE

11'9" x 7'4"
Window over looking rear garden.

BEDROOM FOUR

11'1" x 7'3"

BATHROOM

6'5" x 7'0"
With tiled floor and 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 flagged pathway leading to the main front entrance door, a tarmac driveway offers a generous amount of parking, whilst giving vehicular access to the garage.

GARAGE

With metal up and over entrance door, power and light points, electric car charging point.

THE GARDENS

The rear gardens offer a flagged patio area with adjoining flowing lawns, with excellent potential for purchaser to introduce their own ideas and taste. External cold water tap. To the front, there is a small area laid to lawn together with easily maintained gravelled borders containing a variety of plants.

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.