

Inswood, 3 Holly Bank, Harmer Hill, Shrewsbury,  
SY4 3DZ

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**Offers in the region of £525,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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A substantial 4 / 5 bedroom detached house constructed in 2003, to the highest of standards with a superior individual design. The property provides excellent and flexible family accommodation arranged over 3 floors. The property has the potential for separate accommodation on the lower ground floor to provide accommodation for an elderly relative etc; subject to the necessary consents and regulations. The property occupies a superb fringe of village location, whilst having the convenience of being only approximately 6 miles north of Shrewsbury and is well placed for access to the M54 motorway network.

Viewing of this highly desirable home comes highly recommended by the selling agent for its interior and position to be fully appreciated.

**Accommodation:**

Reception hallway. Cloakroom. Study. Lounge. Dining room. Attractive kitchen / breakfast room. Utility room. First floor master bedroom with dressing room, en-suite bathroom and useful store room. Inner hallway. Kitchenette. Games room / bedroom 5. Bedroom 2 with re-fitted en-suite bathroom. Bedroom 3 with re-fitted en-suite shower room. Bedroom 4 with dressing room and re-fitted en-suite dressing room. Large brick paved driveway. Double garage. Outside decked balcony. Lawned garden. Brick paved terraced areas. Upvc double glazing. Gas fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

**Upvc double glazed entrance door:**

With upvc double glazed windows to side gives access to:

**Impressive reception hallway:**

14'9 x 13'3 max (4.50m x 4.04m max)  
Having coving to ceiling, radiator, smoke alarm, wooden panelled door from reception hallway gives access to:

**Cloakroom:**

Having a Heritage white suite comprising: low flush WC, wall-mounted wash hand basin with mixer taps and cupboard below, part tiled to walls, engineered oak flooring, extractor fan, radiator.

From reception hallway wooden panelled door gives access to:

**Study:**

10'9 x 6'2 (3.28m x 1.88m)  
Having coving to ceiling, 3 recessed halogen spotlights, 2 telephone points, access to loft space, upvc double glazed window.

From reception hallway wooden panelled door gives access to:

**Lounge:**

15'11 x 15'7 (4.85m x 4.75m)  
This room has the benefit of excellent natural lighting, with a large upvc double glazed window with fitted blinds and upvc double glazed french doors with fitted blinds giving access to a decked timber balcony, coving to ceiling, attractive fireplace with contemporary coal effect living flame gas fire, 2 radiators, 3 wall light points, television, satellite and telephone points, dimmer switch controls.

From reception hallway wooden panelled door gives access to:

**Dining room:**

17'8 x 12'1 max (5.38m x 3.68m max)  
Having a feature large floor to ceiling upvc window providing excellent natural lighting, 2 pairs of upvc double glazed french doors giving access to decked balcony, 2 radiators, coving to ceiling, wall light points, dimmer switch controls.

From reception hallway wooden panelled door access to:

**Attractive kitchen / breakfast room:**

13'0 x 11'7 (3.96m x 3.53m)  
Comprising: a comprehensive range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, built-in stainless steel finished Neff double oven and matching 5 ring Neff gas hob, space for dishwasher and upright fridge freezer, tiled splash surrounds, tiled floor, breakfast bar, glass display cabinet, recessed spotlights and coving to ceiling, upvc double glazed window, radiator, television and telephone points. Wooden panelled door from kitchen / breakfast room gives access to:

**Utility room:**

10'1 x 7'10 (3.07m x 2.39m)  
Having eye level and base units with built-in drawers, fitted worktop with inset 1 1/2 stainless sink drainer unit, space for washing machine and tumble dryer, tiled splash surround, tiled floor, coving to ceiling, upvc double glazed window and upvc double glazed door giving access to decked balcony area, radiator, service door to double garage.

From reception hallway stair case with half landing leads to:

**First floor landing:**

With Velux roof window, radiator. Wooden panelled door gives access to:

**Master bedroom:**

19'0 x 16'7 max (5.79m x 5.05m max)  
Having 2 large Velux roof windows, 2 radiators, 2 wall light points, television and telephone points, radiator. Panelled door gives access to:

**Dressing room:**

Having a dressing table with drawers below, matching range of wardrobes incorporating one mirror fronted door, radiator, Velux roof window, 2 recessed halogen spotlights to ceiling. Panelled door from dressing room gives access to:

**En-suite bathroom:**

9'7 max x 9'3 (2.92m max x 2.82m)  
Having a quality white suite comprising: a large corner Whirlpool style bath with hand-held shower attachment, vanity unit with inset wash basin with cupboards and shelving below, wall mirror and pelmet lighting above, separate tiled shower cubicle with glazed shower screen and shower over, low flush WC, part decoratively tiled to walls, ceramic tiled flooring, heated towel rail, 2 Velux roof windows, 5 recessed halogen spotlights to ceiling. From en-suite bathroom a door leads to a:

**Useful store room:**

11'1 max x 6'5 (3.38m max x 1.96m)  
Having engineered oak flooring, radiator, Velux roof window, large airing cupboard with double doors housing a large capacity insulated hot water cylinder along with slatted shelving.

From reception hallway a staircase leads down to a half landing to:

**Lower ground floor:**

Which gives access to:

**Inner hallway:**

Having radiator, smoke alarm, useful under-stairs recessed storage area. From Inner hallway wooden panelled door gives access to:

**Kitchenette:**

7'5 x 6'9 (2.26m x 2.06m)  
Having base unit with fitted worktop and inset stainless steel sink drainer unit, radiator, tiled floor, tiled splash surround. Panelled door from kitchenette gives access to:

**Games room / Bedroom 5:**

17'8 x 11'2 (5.38m x 3.40m)  
Having upvc double glazed window, engineered oak flooring, radiator, fitted telephone point.

From inner hallway. Wooden door gives access to:

**Bedroom 2:**

16'0 max x 15'7 (4.88m max x 4.75m)  
Having a large upvc double glazed corner window with upvc double glazed french doors giving access to a paved terrace, engineered oak flooring, 2 radiators, 2 wall light points, dimmer switch control, television and telephone points:

**Large walk-in wardrobe:**

9'1 x 6'2 (2.77m x 1.88m)  
Having engineered oak flooring, fitted hanging rails, shelving and drawers.

Panelled door from bedroom 2 gives access to:

**Re-fitted en-suite bathroom:**

Having a white suite comprising: P- shaped panelled bath with curved shower screen shower over, pedestal wash hand basin with mixer tap over, low flush WC, decoratively part tiled to walls, tiled floor, heated towel rail, extractor fan, strip light with built-in shaver point

From inner hallway panelled door gives access to:

**Bedroom 3:**

21'6 max x 9'1 (6.55m max x 2.77m)  
Having a large upvc double glazed window with upvc double glazed french doors giving access to paved terrace area, woo effect flooring, radiator, 2 wall light points, television aerial point, walk-in wardrobe having fitted hanging rail, radiator, a range of fitted shelving. Panelled door from bedroom 3 gives access to:

**Re-fitted en-suite shower room:**

Having tiled shower cubicle with shower over, low flush WC, pedestal wash hand basin with mixer tap over, part decoratively tiled to walls, tiled floor, strip light with built-in shaver point, towel rail, extractor fan.

**Bedroom 4:**

11'9 x 11'8 (3.58m x 3.56m)  
Having engineered oak flooring, radiator, upvc double glazed french doors giving access to paved terrace area. From bedroom 4, arch gives access to:

**Dressing room:**

10'1 x 5'9 + depth of wardrobe (3.07m x 1.75m +depth of wardrobe)  
Having full width range of built-in wardrobes with sliding doors, engineered oak flooring. From dressing room panelled door gives access to:

**Re-fitted en-suite shower room:**

Having tiled shower cubicle with shower over, low flush WC, wash hand basin with mixer tap over, attractively part tiled to walls, upvc double glazed window, tiled floor, strip lighting with built-in shaver point, extractor fan.

**Outside:**

There is a generous brick paved driveway, providing parking for a number of vehicles. From the driveway access via an electronically operated up and over door, leads to a double garage. The outside space has taken advantage of the properties delightful position with a large decked balcony running the full width to the rear of the house. The balcony extends to one side of the property where there is a door to the utility and a flight of steps leading down to the lower level. On the lower level there are 2 terraced areas, providing further seating areas, a lawned garden section with a variety of mature shrubs, plants and bushes, outside lighting point, external gas and electricity meter cupboards. The gardens have been designed for ease of maintenance.

**Double garage:**

18'11 x 15'6 (5.77m x 4.72m)  
Having wall-mounted Worcester gas fired central heating boiler, upvc double glazed window, fitted power and light.

**Services:**

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**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:**

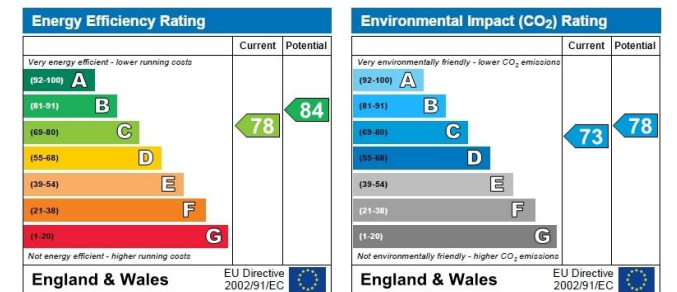
We offer a no obligation mortgage service through our in house independent Financial Advisor. Telephone our Office for further details 01743 357000 option 1 (sales).

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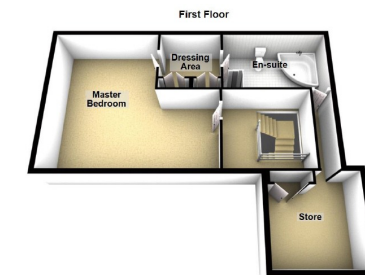
Any areas/measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**Directions:**

When approaching from Shrewsbury, take the A528 (Ellesmere Road), and on reaching Harmer Hill, bear left by the Bridgewater Arms (signposted - Ellesmere), and then turn left into Holly Bank, after approximately 50 yards. Travel to the end of this cul-de-sac and the property will be found on the right hand side, clearly identified by our for sale board.



**FLOOR PLANS**



Artists Impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotography.com. Direct Dial 01743 357 000. Plan produced using PlanIt.