

6 Limes Paddock, Dorrington, Shrewsbury, SY5 7LF

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Offers in the region of £460,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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An impressively spacious, individual and well maintained three double bedroom, detached bungalow offering instantly appealing living accommodation, a generous sized driveway, double garage and a particularly large private, rear enclosed garden. The property occupies a pleasant cul-de-sac position, within this sought after village location, approximately 6 miles South of Shrewsbury and a similar distance, North of Church Stretton. Access to the A5 on to the dual carriageway, link the M54 motorway network, is easily accessible from the property. Local amenities include Primary School, village convenience store, public house, doctors surgery and a Church. Viewing comes highly recommended by the selling agent.

Accommodation:

Entrance vestibule, reception hallway, inner hallway, large lounge and dining room, upvc double glazed conservatory, kitchen / breakfast room, utility room, master bedroom with dressing room and en suite bathroom, two further double bedrooms, bathroom, cloakroom, well maintained front and generous sized private rear enclosed gardens, good sized driveway, double garage, sealed unit double glazing, gas fired central heating.

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

Sealed unit double glazed entrance door with windows to side gives access to:

Entrance vestibule:

Having sealed unit double glazed windows, tiled floor, sealed unit double glazed door with matching windows to side then gives access to:

Reception hallway:

Having radiator, coving to ceiling, sealed unit double glazed window to the front, wall-mounted alarm control panel, glass display shelving, four wall light points, telephone point. Door from reception hallway gives access to:

Study:

9'8 x 6'8 (2.95m x 2.03m)

Having sealed unit double glazed window to the front, radiator, coving to ceiling.

Double doors from reception hallway gives access to:

Large well proportioned lounge:

22'2 max into bay x 21'0 (6.76m max into bay x 6.40m)

Having impressive inglenook style fireplace with brick surround and hard wood beam over with plate style hearth and Living Flame coal effect fire with decoratively stained glazed windows to either side, sealed double glazed windows to the front, two radiators, coving to ceiling, four wall light points, television aerial point, foldaway panelled and half glazed doors (providing the capability of a wide opening), gives access to:

A large dining room:

21'0 x 19'0 (6.40m x 5.79m)

Having coving to ceiling, two radiators, four wall light points, sealed unit double glazed sliding doors from dining room gives access to:

Upvc double glazed conservatory:

15'3 x 12'4 (4.65m x 3.76m)





Having steps leading down from dining room, ceramic tiled floor, double glazed double doors leading to rear terrace and garden, a range of upvc double glazed windows, brick base and polycarbonate roof with fitted ceiling fan and built-in light.

Door from dining room and from reception hallway gives access to:

Kitchen / breakfast room:

15'5 excluding recess x 11'7 (4.70m excluding recess x 3.53m)

Comprises: a range of dark wood, eye level and base units with built-in cupboards and drawers, integrated dishwasher, oven and grill, four ring gas hob, concealed cooker extractor fan over, glass display cabinet with drawers and units below, tiled splash surrounds, ceramic tiled floor, two sealed unit double glazed windows overlooking the rear garden, fitted worktops with inset 1 1/2 sink with mixer tap over, coving to ceiling, radiator, integrated fridge with matching fascia. Door from kitchen / breakfast room gives access to:

Utility room:

7'8 x 5'2 (2.34m x 1.57m)

Having base units, fitted worktop with inset stainless steel twin sink with mixer tap over, (space for washing machine), ceramic tiled floor, sealed double glazed window giving access to the rear garden, radiator, tiled splash surrounds, coving to ceiling.

Glazed double doors from reception hallway gives access to:

A spacious inner hallway:

With coving to ceiling, two wall light points, radiator, loft access with ladder giving access to a part boarded loft space with lighting point. From inner hallway doors give access to all bedrooms, bathroom and cloakroom.

Bedroom one:

17'10 max reducing 12'11 x 16'4 (5.44m max reducing 3.94m x 4.98m)

Having two built-in double wardrobes, two sealed unit double glazed windows to front, radiator. Arch from bedroom gives access to:

Dressing room:

8'8 x 8'0 (2.64m x 2.44m)

Having velux roof window, fitted dressing table with a range of drawers, two wall light points, sealed unit double glazed window, coving to ceiling. From dressing room door gives access to:

En suite bathroom:

Having a four piece suite comprising: a panelled bath, tiled shower cubicle, low flush wc, pedestal wash hand basin, fully-tiled to walls, coving to ceiling, extractor fan, radiator, towel warmer, shaver point, sealed unit double glazed window, velux roof window.

Bedroom two:

15'11 x 11'7 (4.85m x 3.53m)

This irregular shaped bedroom comprises: two sealed unit double glazed windows, two built-in double wardrobes, radiator, coving to ceiling.

Bedroom three:

12'7 x 11'7 (3.84m x 3.53m)

Having two sealed unit double glazed windows overlooking the rear garden, coving to ceiling, radiator.

Bathroom:

Having a light coloured suite with gold effect finished fittings, comprising: a panelled bath with hand grips and mixer tap over, pedestal wash hand basin with mixer tap over, low flush wc, tiled shower cubicle with glazed screen and mixer shower over. Coving to ceiling, spotlights and extractor fan to ceiling, sealed unit double glazed window to the front, radiator, shaver point, wall-mounted mirror with trip light over.

Cloakroom:

With a light coloured suite comprising: low flush wc, pedestal wash hand basin with gold effect finished fittings, part tiled to walls, sealed unit double glazed window to the front, strip light with built-in shaver point, radiator, coving to ceiling, wall-mounted consumer unit, airing cupboard with hot water tank cylinder unit.

Spacious double garage:

25'4 max x 18'6 (7.72m max x 5.64m)

Having twin up and over doors, half glazed rear access door, two glazed windows, wall-mounted Worcester gas fired central heating boiler, access to loft space.

Outside:

The property is approached through a five bar wooden entrance gate which leads to a generous paved driveway providing excellent parking and turning space. Access is then given to a spacious double garage. The front garden is divided from the road by dwarf brick walls, garden laid to lawn with neatly kept borders and easy to maintain gravelled sections. A pedestrian pathway with gated access then leads to a beautiful rear garden enjoying considerable privacy with garden laid to lawn with a good sized paved terrace / patio area, well established borders containing a variety of shrub, plants and bushes. A paved pathway then leads to the middle of the garden to a secluded, easy to maintain garden area with a timber garden shed having felt roof. The garden is enclosed by close bordered fencing and large conifer hedging.

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 357 000 (OPTION 1 SALES).

Disclaimer:

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

