



18 Swiss Farm Road, Copthorne, Shrewsbury, SY3 8XB

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Offers in the region of £349,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Offered for sale with NO UPWARD CHAIN, is a truly stunning three bedroom bay fronted detached bungalow having undergone a programme of renovations / improvements by its existing owner. The property now offers extended and contemporary living accommodation throughout, which includes a large impressive Kenton Jones kitchen/diner, master bedroom with stylish ensuite wetroom, luxury four piece bathroom, detached garage with adjoining garden store, large gardens and underfloor heating throughout. The property is situated in this highly desirable residential location within close proximity to the Royal Shrewsbury Hospital, a wide variety of excellent local amenities and the historic town centre of Shrewsbury.

Viewing comes highly recommended by the selling agent in order for the bungalow and it's location to be fully appreciated.

Accommodation:

Storm porch, reception hallway, lounge, impressive and extended large kitchen / diner, utility room, master bedroom with stylish contemporary ensuite wetroom, two further good sized bedrooms, bespoke luxury refitted four piece bathroom, low maintenance frontage, shared driveway, detached garage, adjoining garden store / workshop, large rear gardens, upvc double glazing, underfloor heating throughout, NO UPWARD CHAIN.

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

Storm porch:

With part glazed wooden entrance door and glazed window to side give access to:

Reception hallway:

17'9 x 4'8 (5.41m x 1.42m)
Having wood effect flooring with underfloor heating, wall mounted digital underfloor control panel, loft access with pull-down ladder which leads to a large loft space, LED recessed spotlights to ceiling. Door from reception hallway gives access to:

Lounge:

14'1 x 10'10 (4.29m x 3.30m)
Having painted brick fire surround with timber mantle, wood effect flooring with underfloor heating, wall mounted digital underfloor heating control panel, LED recessed spotlights to ceiling. Square arch from lounge gives access to:

An extended impressive open plan kitchen / diner:

25'11 x 10'2 (7.90m x 3.10m)
The dining area:
Having tiled floor with underfloor heating, wall mounted digital underfloor heating control panel, LED recessed spotlights to ceiling, large upvc double glazed sliding double patio doors giving access to large rear gardens (space for table and chairs), television aerial point.

The kitchen area:

Having a range of contemporary eye level and base Kenton Jones units with contemporary fitted worktops with inset

stainless steel sink drainer unit with mixer tap over, integrated digital HOTPOINT oven, five ring NEFF induction hob with AEG stainless steel cooker hood over, tiled splash surrounds, tiled floor with underfloor heating, LED recessed spotlights to ceiling, part glazed door from kitchen area gives access to:

Utility room:

11'8 x 5'9 (3.56m x 1.75m)
Having Kenton Jones base storage cupboard with contemporary fitted worktop with inset stainless steel sink with mixer tap over (space for separate washing machine and dryer), fitted shelving, wall mounted Ideal gas fired central heating boiler, LED recessed spotlights to ceiling, tiled floor with underfloor heating, upvc double glazed door giving access to side of property.

From reception hallway doors give access to all bedrooms and bespoke refitted four piece bathroom:

Bedroom one:

13'4 into bay x 10'5 (4.06m into bay x 3.18m)
Having upvc double glazed bay window to front, wood effect flooring with underfloor heating, wall mounted digital underfloor control panel, walk-in wardrobe, contemporary frosted glazed sliding door from master bedroom gives access to:

Attractive refitted wet room:

Having wall mounted mixer shower, glazed shower screen, wash hand basin with mixer tap over and storage cupboard below, low flush wc, period style tiled flooring, tiled splash surround, shaver point, extractor fan, upvc double glazed window to side, LED recessed spotlights to ceiling.

Bedroom two:

13'5 max into bay x 10'5 (4.09m max into bay x 3.18m)
Having upvc double glazed bay window to front, wood effect flooring with underfloor heating, wall mounted digital underfloor heating control panel.

Bedroom three:

10'4 x 8'2 (3.15m x 2.49m)
Having upvc double glazed window to side, wood effect flooring with underfloor heating, wall mounted digital underfloor heating control panel.

Bespoke refitted four piece bathroom:

10'4 x 8'9 max (3.15m x 2.67m max)
Having a four piece contemporary suite comprising: Oval free-standing corner bath with mixer tap over with hand-held shower attachment off taps, walk-in double width tiled shower cubicle with drench shower over with further hand-held shower attachment off, glazed shower screen, wash handbasin with mixer tap over with storage cupboards and drawers below, low flush wc, attractive period style flooring, upvc double glazed window to side, extractor fan, LED recessed spotlights to ceiling, shaver point, wall mounted digital underfloor heating control panel, wall mounted sensor mirror.

Outside:

To the front of the property there is low maintenance frontage having stoned sections with centralised paved pathway giving access to the front entrance door. A shared driveway to the side of the property then leads to the rear of the bungalow where there is a brick-built detached garage. Adjoining the garage is a useful brick-built garden store. To the rear of the bungalow (with access being gained via the middle of the bungalow and garage) is a large garden having raised decked area with outside lighting points, hard standing area with part bricked edgings, paved patio, large lawned gardens with shrubs and bushes. The rear gardens measure in excess of 120 feet in length.

Garage:

18'8 x 10'4 (5.69m x 3.15m)
Having an up and over door, two upvc double glazed windows.

Garden store / workshop:

10'3 x 7'2 (3.12m x 2.18m)
Having one upvc double glazed window and door which gives access to the rear gardens

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:

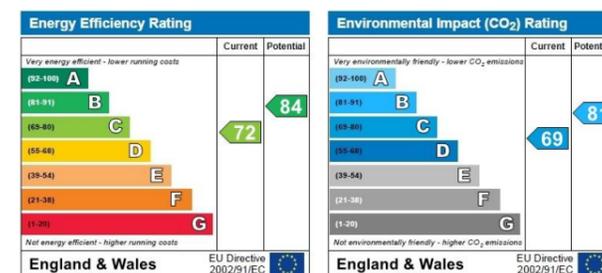
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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



FLOOR PLANS

