



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.

Offers in the region of £359,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Occupying a delightfully secluded position yet within easy reach of amenities that the village of Hanwood has to offer, this is an exceptionally well presented, well maintained and spacious, four bedroom, detached bungalow which sits in a generous plot approaching approximately 0.3 acre with part of the gardens leading down to the local brook with fishing rights. The bungalow offers instantly appealing living accommodation throughout and boasts a number of pleasing features that can only be fully appreciated by early viewing which comes highly recommended by the sole selling agent. The sought after village location of Hanwood is located approximately three miles south west of the medieval town centre of Shrewsbury with amenities including a small shop, public house, primary school and C of E church. Commuters will be pleased to know that easy access is gained to the local Shrewsbury by pass which then links up to the M54 motorway network and beyond. Viewing is essential.

Accommodation

Entrance vestibule / garden room, reception hallway, lounge, dining room, kitchen / breakfast room, utility, cloakroom, master bedroom with ensuite shower room, three further bedrooms, bathroom, tarmac driveway with substantial brick paved parking forecourt, single garage, impressive paved sun terrace, gardens some of which lead down to local brook with fishing rights. The bungalow sits in a plot size approaching 0.3 acre. Oil fired central heating, double glazing. Viewing is highly recommended.

Upvc double glazed entrance door with upvc double glazed windows to side gives access to:

Entrance Vestibule / Garden Room

13'6 x 8'4 (4.11m x 2.54m)
Having a range of upvc double glazed windows, overlooking the property's gardens and towards the local brook.

Wooden framed double glazed double doors from entrance vestibule / garden room give access to:

L-Shaped Reception Hallway

Having radiator, loft access. Door from reception hallway gives access to:

Lounge

16'9 x 12'5 (5.11m x 3.78m)
Having a range of upvc double glazed windows, coving to ceiling, open fire. From lounge access is given to:

Dining Room

10'0 x 9'6 (3.05m x 2.90m)
Having upvc double glazed window, radiator, coving to ceiling.

Wooden framed glazed door from dining room and wooden framed glazed door reception hallway give access to:

Kitchen / Breakfast Room

12'4 x 10'1 (3.76m x 3.07m)
Having a range of eye level and base units with built in cupboards and drawers, integrated double oven with four ring electric hob and concealed cooker canopy over, integrated fridge / freezer, free standing Bosch dishwasher, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, upvc double glazed window, vinyl tiled effect floor covering, corner display units. Wooden framed glazed door from kitchen / breakfast room gives access to:

L-shaped Utility Room

7'10 x 7'6 (2.39m x 2.29m)
Having base unit with fitted worktop and sink above, space for washing machine, upvc double glazed windows, upvc double glazed door, giving access to side and rear of bungalow, tiled effect vinyl floor covering. Door to:

Cloakroom

Having low flush wc, upvc double glazed window to front.

From reception hallway doors give access to all bedrooms and bathroom.

Bedroom One

19'4 x 11'11 (5.89m x 3.63m)
Having a range of fitted wardrobes with eye level storage cupboards above, coving and secondary loft access to ceiling, two upvc double glazed windows, radiator. Door to:

Ensuite Shower Room

Having large shower cubicle with mixer shower over, pedestal wash hand basin, bidet, low flush wc, radiator, vinyl floorcovering, fully tiled to walls, upvc double glazed window.

Bedroom Two

9'11 x 9'6 (3.02m x 2.74m 0.15m)
Having upvc double glazed window, radiator, range of fitted wardrobes.

Bedroom Three

10'11 x 9'5 (3.33m x 2.87m)
Having upvc double glazed window, radiator, fitted shelving and fitted wardrobe with storage cupboard above.

Bedroom Four

9'4 x 8'0 (2.84m x 2.44m)
Having upvc double glazed window, radiator.

Bathroom

Having a three piece suite, comprising panel bath with mixer shower over, pedestal wash hand basin, low flush wc, fully tiled to walls, radiator, vinyl floor covering, airing cupboard with hot water tank cylinder unit.

Outside

The property occupies a superb and particularly secluded position with access being gained by a brick edged

tarmac driveway which then leads to a substantial brick paved driveway, providing parking for a number of vehicles. Access is then given to:

Single Garage

17'10 x 8'11 (5.44m x 2.72m)
Having up and over door and pedestrian service door to side.

Between the bungalow and garage gated pedestrian access leads to a bespoke Indian sandstone terraced area, surrounded by a low rise stone wall with mature shrubs and plants. To the side of this there is a lawned garden with mature hedging and trees, two timber garden sheds and summerhouse. A paved pathway then leads to the rear of the bungalow where there is a paved patio area with mature hedging. A paved pathway then leads to the bungalow's side gardens, having raised beds a large lawned garden area which leads down to the local brook and a variety of mature trees. The bungalow sits in a plot size approaching approximately 0.3 acre.

Services

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

Tenure

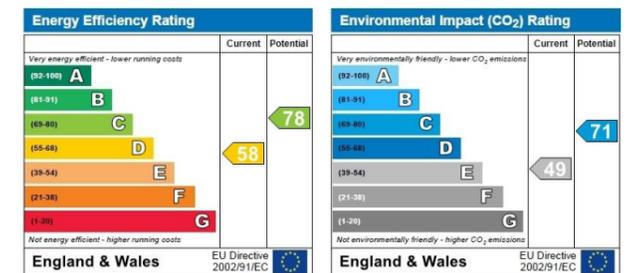
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

