



6 Carrington Close, Off The Mount, Shrewsbury,  
SY3 8DE

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**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 £560,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

An attractive well presented and substantial five double bedroom executive-style detached family home, located within an exclusive cul-de-sac within this highly sought after residential location. The property boasts instantly appealing living accommodation throughout with pleasing features some of which include: three reception rooms, large gallery landing, five double bedrooms, two ensuite shower rooms, family bathroom, solar panels, brick paved driveway and double garage. The property is within easy reach of excellent amenities, highly regarded schooling and walking distance of the Shrewsbury town centre. Commuters will be pleased to know that access to the Shrewsbury by-pass is readily accessible to the property, linking up to the M54 motorway network. The property has the added benefit of being offered for sale with no upward chain and early viewing comes highly recommended by the selling agent.

#### Accommodation

Reception hallway, cloakroom, study, lounge, dining room, family room, kitchen / breakfast room, utility room, first floor gallery landing, five double bedrooms, two ensuite shower rooms, family bathroom, front and rear enclosed gardens, solar panels with solar i-boost thermal water heating, Curv internet controlled radiators, brick paved driveway, double garage, upvc double glazing, gas fired central heating.

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

#### Reception Hallway

Having radiator, wood effect flooring, radiator, service door to garage, wall mounted alarm control panel, coving to ceiling. Door from reception hallway gives access to:

#### Cloakroom

Having low flush wc, pedestal wash hand basin, radiator, upvc double glazed window to front.

Door from reception hallway gives access to:

#### Lounge

20'3 x 11'7 (6.17m x 3.53m)  
Having upvc double glazed French doors giving access to rear gardens with upvc double glazed windows to side. Further upvc double glazed window overlooking side of property, Marble-style hearth with stone-style fire surround, coving to ceiling, radiator. Double doors from lounge and door from reception hallway gives access to:

#### Bay Fronted Dining Room

12'3 excluding bay x 11'7 (3.73m excluding bay x 3.53m)  
Having upvc double glazed walk-in bay window with fitted shutters, radiator, wood effect flooring, coving to ceiling.

Double doors from reception hallway give access to:

#### Family Room

15'6 x 10'5 (4.72m x 3.18m)  
Having upvc double glazed French doors giving access to rear gardens with upvc double glazed windows to side. Radiator, wood effect flooring, coving to ceiling.

Door from reception hallway gives access to:

#### Study

9'6 x 6'2 (2.90m x 1.88m)  
Having upvc double glazed window to side, radiator, coving to ceiling.

Door from reception hallway gives access to:

#### Attractive Family Kitchen / Breakfast Room

16'1 max x 15'11 max (4.90m max x 4.85m max)  
Having a range of attractive eye-level and base units with built in cupboards and drawers, integrated dishwasher, fridge and freezer, free standing, range-style cooker with two ovens, grill and slate warming drawer with five ring gas hob and plate warmer to side with stainless steel cooker extractor fan over, fitted wooden worktops with inset Belfast-style sink with antique-style mixer tap over, tiled floor, tiled splash surrounds, recessed spotlights to ceiling, two upvc double glazed windows to rear, kitchen island with fitted drawers, wooden worktop and breakfast bar, radiator, glass display cabinet with storage cupboards and drawers below and fitted wooden worktop. Door from kitchen / breakfast gives access to:

#### Utility Room

8'0 x 5'5 (2.44m x 1.65m)  
Having eye-level and base units, fitted wooden worktop with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, radiator, wall mounted digital heating control panel, sealed unit double glazed door giving access to side of property, recessed spotlights to ceiling.

From reception hallway stairs rise to:

#### Large Gallery Landing

Having two radiators, upvc double glazed window to front, loft access, coving to ceiling, cupboard housing pressurised water system plus additional double linen store cupboard. From first floor gallery landing, doors give access to five double bedrooms and family bathroom.

#### Master Bedroom

16'10 x 12'11 (5.13m x 3.94m)  
Having upvc double glazed window to front, radiator, range of fitted wardrobes, recessed spotlights and coving to ceiling. Door from master bedroom gives access to:

#### Ensuite Bathroom With Separate Tiled Shower Cubicle

9'8 x 7'1 (2.95m x 2.16m)  
Having a five piece suite comprising timber-style panel bath, tiled shower cubicle with mixer shower over, bidet, low flush wc, pedestal wash hand basin, tiled effect vinyl flooring, part tiled to walls, upvc double glazed window to side, radiator, shaver point, recessed spotlights and extractor fan to ceiling.

#### Bedroom Two

19'7 max into recess reducing to 13'10 x 11'8 (5.97m max into recess reducing to 4.22m x 3.56m)  
Having two fitted double wardrobes, upvc double glazed window to rear, radiator, tv and telephone points. From bedroom two door gives access to:

#### Ensuite Shower Room

Having a double width tiled shower cubicle with mixer shower over, low flush wc, pedestal wash hand basin, half tiled to walls, radiator, tiled effect vinyl flooring, shaver point, recessed spotlights and extractor fan to ceiling.

#### Bedroom Three

15'5 x 11'4 (4.70m x 3.45m)  
Having upvc double glazed window to rear, radiator, coving to ceiling.

#### Bedroom Four

14'10 x 13'11 (4.52m x 4.24m)  
Having upvc double glazed window to front, radiator, coving to ceiling.

#### Bedroom Five

15'5 x 8'8 (4.70m x 2.64m)

Having upvc double glazed window to front, radiator, coving to ceiling.

#### Family Bathroom

Having a five piece suite, comprising: timber-style panel bath, double width shower cubicle with mixer shower over, his and hers wash hand basin set to vanity unit with storage cupboards below, bidet, low flush wc, upvc double glazed window to side, radiator, vinyl tiled-effect floor covering, wall mounted shaver point, part tiled to walls, extractor fan and recessed spotlights to ceiling.

#### Outside

To the front of the property there is a lawned garden with inset shrubs and paved pathway, giving access to front door. To the side of this there is a double width brick-paved driveway which gives access to the property's:

#### Double Garage

Approx 18'5 x 16'4 (Approx 5.61m x 4.98m)  
Having two up and over doors, wall mounted gas fired central heating boiler, fitted power and lights.

Gated side access then leads to the property's:

#### South Westerly Facing Rear Gardens

Comprising: paved patio area, lawned garden, raised decked area, mature shrubs, plants and bushes. The rear gardens are enclosed by fencing.

#### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>		95	95
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOOR PLANS

