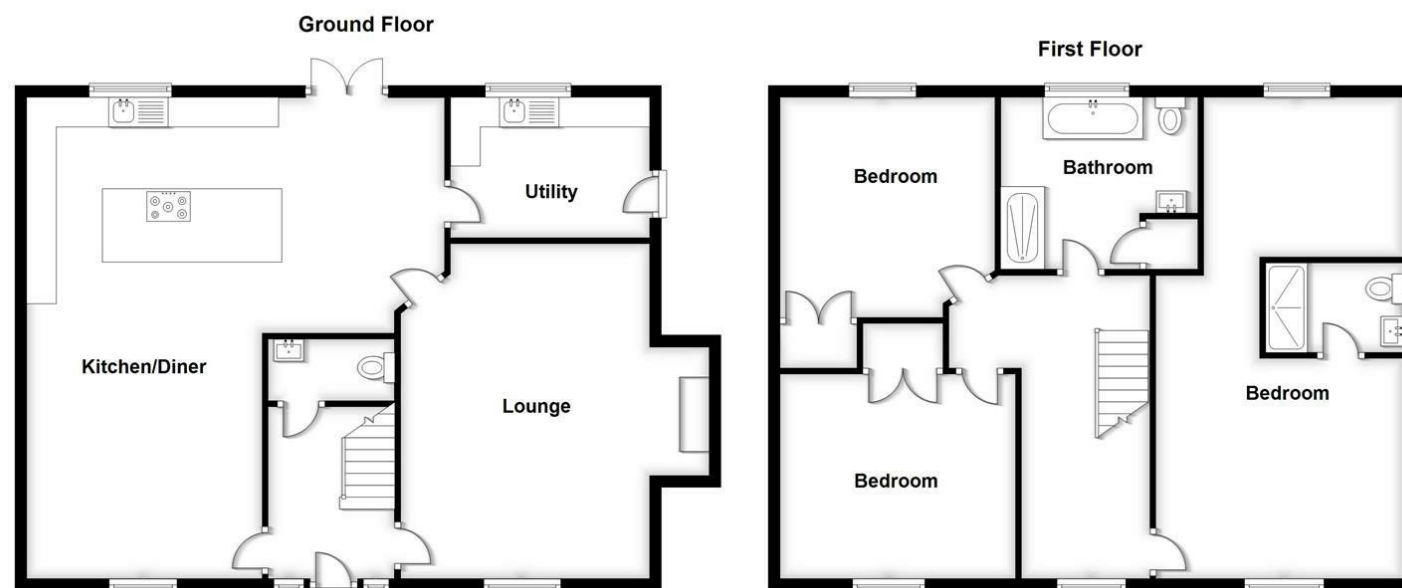


Pleasant View Ruyton Road, Little Ness, Shrewsbury,
Shropshire, SY4 2LJ

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

Offers In The Region Of £625,000

Viewing: strictly by appointment through the agent

Accommodation

Storm porch, entrance hall, cloakroom, open plan kitchen/diner/family room, utility room, living room, first floor landing, master bedroom with dressing room and en-suite shower room (the dressing area can easily be reconfigured to provide a fourth bedroom with separate access off landing as it was originally designed), two further bedrooms, bathroom, detached double garage, block paved driveway providing ample parking and turning area with views overlooking local countryside and beyond, rear enclosed gardens overlooking local countryside and beyond, upvc double glazing, Samsung heat source pump for under-floor heating on ground floor and radiators upstairs. Viewing is highly recommended.

Feature timber pitched roof storm porch with solid panelled wooden front door gives access to:

Entrance hall

With staircase leading off then gives access to:

Cloakroom

Having WC with hidden cistern, vanity unit.

Door from entrance hall gives access to:

Open plan kitchen/diner/family room

26'11 x 23'4

Having bowl sink drainer unit with mixer tap, comprehensive range of eye level and base units with built-in cupboard and drawers, integrated dishwasher, useful walk-in floor to ceiling larder unit, wine cooler, integrated floor to ceiling fridge and separate freezer, built-in Bosch microwave and combination oven with warming drawer beneath, further built-in Bosch electric oven, central island unit with quartz worktop built in electric Neff induction hob with extractor fan above, wood effect herringbone tiled flooring, glazed double doors to rear garden.

Door then gives access to:

Utility room

11'2 x 7'11

Having Belfast sink with mixer tap over, upvc double glazed window overlooking rear garden and countryside and beyond, space for washing machine, matching flooring to kitchen/dining/family room, range of eye level and base units with cupboard and drawers, stable door leading to outside.

Door from entrance hall and kitchen/dining/family room gives access to:

Living room

18'9 max x 13'6

Having solid wooden flooring, large feature walk in inglenook fireplace with wood burning stove.

From entrance hall stairs rise to:

First floor landing

Having upvc double glazed window to front having a beautiful open aspect, radiator.

Doors from first floor landing then give access to:

Master bedroom

26'11 x 13'6 overall

Master bedroom area comprises: upvc double glazed window enjoying a beautiful elevated aspect overlooking local farmland and beyond, radiator.

Dressing room

The dressing area comprises: radiator, upvc double glazed window overlooking rear garden with countryside views and beyond, comprehensive range of fitted floor to ceiling built-in wardrobes with shelving and hanging rails.





AGENTS NOTE

The dressing area can easily be reconfigured to provide a fourth bedroom with separate access off landing as it was originally designed.

En-suite shower room

Having large walk-in glazed shower cubicle with hand-held shower attachment off, ceramic tiled floor, WC with hidden cistern, vanity unit, chrome heated towel rail, upvc double glazed window.

Doors from first floor landing then gives access to: two further bedrooms and bathroom

Bedroom

13'6 x 11'6

Having upvc double glazed window to front enjoying beautiful panoramic aspect overlooking countryside and beyond, radiator, double built-in wardrobe.

Bedroom

13'2 max x 11'10

Having upvc double glazed window overlooking rear gardens with countryside views and beyond, radiator, double built-in wardrobe.

Bathroom

11'2 x 9'10

Having free standing roll top bath and large walk-in shower cubicle with handheld shower attachment off, WC with hidden cistern, vanity unit with mixer tap over, fully tiled to walls, upvc double glazed window, airing cupboard housing Samsung air source heat pump which provides hot water for underfloor heating and radiators.

Outside

The property is approached via an extensive block paved driveway to front providing ample parking and turning for a number of vehicles. Access from driveway then leads to:

Double detached pitched roof garage

16'4 x 20'6

Having electrically operated roller up and over door, power and light, side service door.

From the side of the property and garage access is then given via a wooden gate to:

Pleasant sized rear enclosed garden

Having lawned garden, extensive sun terrace, outside lighting and cold water tap, timber garden shed. A particular feature of the property is the outstanding position it stands within, commanding a beautiful rural aspect to front and rear over local countryside and beyond.

Directions

From Shrewsbury travelling from the Welshpool roundabout A5 proceed for approximately 5.5 miles until you reach the Felton Butler roundabout. Take the 3rd exit to Nesscliffe travel approximately 500 yards turning right opposite a lane leading to MOD Nesscliffe which is signposted Great Ness and Little Ness. Proceed through Great Ness travelling approximately 1.5 miles until reaching the crossroads. Turn left signed posted Little Ness/Ruyton/Valeswood. Continue on this lane travelling past Little Ness village hall and the property can be located a short distance on the right hand side.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested.

COUNCIL TAX BAND F

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.

