



**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 £575,000**

Viewing: strictly by appointment through the agent

Featured on the popular Channel Four programme "Building the Dream" this is a rare opportunity to acquire this stunning, spacious, exceptionally well presented four bedroom detached house which was sympathetically constructed in 2017, which has both period style charm and the energy efficiency of a modern build. The property boasts instantly appealing, bright and airy living accommodation over three floors along with a contemporary south facing rear enclosed garden. The property is located in this highly desirable residential location of Cherry Orchard within close proximity to excellent amenities, highly regarded schooling and within walking distance of the medieval town centre of Shrewsbury and tranquil riverside walks leading to the quarry park. Commuters will be pleased to know that the motorway and rail network are both readily accessible from the property.

The accommodation briefly comprises: Reception hallway, cloakroom, bay fronted lounge, impressive open plan kitchen/diner/family room with bi-folding doors, first floor landing having three bedrooms, modern family bathroom, second floor landing having master bedroom with dressing room and stylish en-suite bathroom, front and contemporary landscaped southerly facing rear enclosed gardens, sealed unit double glazing, gas fired central heating. Viewing is essential.

The accommodation in greater detail comprises the following:

Storm porch with attractive leaded stained glazed wooden entrance door gives access to:

**Reception hallway**

Having modern geometric pattern tiled floor, recessed spotlights to ceiling, antique style radiator and settle piece of furniture.

Door from reception hallway gives access to:

**Cloakroom**

Having WC with hidden cistern, period style wash hand basin, wall mounted heated chrome style towel rail, modern geometric pattern tiled floor, recessed LED spotlights to ceiling, wall mounted extractor fan.

Door from reception hallway gives access to:

**Bay fronted lounge**

14'7 max into bay x 11'0

Having large walk-in bay with three sealed unit double glazed sash windows with fitted shutters, period style fireplace with bioethanol fire, antique style radiator, fitted base unit with display shelving above, solid oak flooring.

Door from reception hallway gives access to:

**Impressive open plan kitchen/diner/family room**

21'3 x 15'0

The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, fitted Quartz worktops with inset sink with mixer tap over, range of built-in Siemens appliances which include: oven, microwave combination oven with warming drawer below, dishwasher, fridge and freezer, LED recessed spotlights to ceiling, solid oak flooring, concealed under-stairs store cupboard with space and plumbing for washing machine, wall mounted gas fired central heating boiler.

**Dining room/family area**

Comprises: solid oak flooring, LED recessed spotlights to ceiling, three Velux roof windows, double glazed bi-folding doors giving access to rear gardens, wall hung radiator.

From reception hallway an exposed wooden staircase gives access to:

**First floor landing**

Having sealed unit double glazed window to side, engineered parquet oak flooring, radiator, recessed LED spotlights to ceiling.

From first floor landing doors then give access to: Three bedrooms and family bathroom.

**Bedroom two**

12'10 x 10'4

Having a large part mirror fronted wardrobe, three sealed unit double glazed sash windows to front with fitted shutters, radiator.

**Bedroom three**

10'4 excluding wardrobe recess x 8'9

Having two fitted store cupboards/wardrobes, sealed unit double glazed sash window to rear with fitted shutters, Velux roof window, radiator.

**Bedroom four**

8'7 x 8'1 excluding wardrobe recess

Having large fitted part mirror fronted double wardrobe, sealed unit double glazed sash window to rear with fitted shutters, radiator.

**Family bathroom**

Having a modern suite which comprises: tiled panel bath with drench shower over, wall hung shower attachment and glazed shower screen to side, circular wash hand basin set to a Quartz worktop with store cupboard below and mixer tap over, WC with hidden cistern, part tiled to walls, sealed unit double glazed window to side, wall mounted extractor fan, recessed LED spotlights to ceiling, linen store cupboard.

From first floor landing an exposed wooden staircase gives access to:

**Second floor landing**

Having sealed unit double glazed window to side.

Door then gives access to:

**Bedroom one**

11'8 x 11'2

Having sealed unit double glazed window with pleasing aspect to rear and fitted shutters, radiator, exposed timber to ceiling, walk-in wardrobe/store room with eaves storage space.

Door from bedroom one gives access to:

**Stylish en-suite bathroom**

Which comprises: tiled panel bath with wall mounted shower and hand-held shower attachment, circular wash hand basin set to a Quartz top with drawers and store cupboard below and mixer tap over, WC with hidden cistern, Velux roof window to front, wall mounted heated chrome style towel rail, fully tiled to walls.

**Outside**

To the front of the property there is a low maintenance frontage which comprises: stoned sections with mature hedging to two sides. To the side of this is a tiled pathway which gives access to the property's front door.

Gated pedestrian side access then leads to the property's:

**Landscaped southerly facing rear garden**

Which comprise: Indian sandstone paved patio area and terrace, half moon shaped lawn garden, modern feature garden pond, outside bin/log store, raised beds with inset shrubs, outside seating area. The rear gardens are enclosed by fencing.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND D**

**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).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**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 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 84                      | 91        |
| (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 |           |

**FLOORPLANS**

