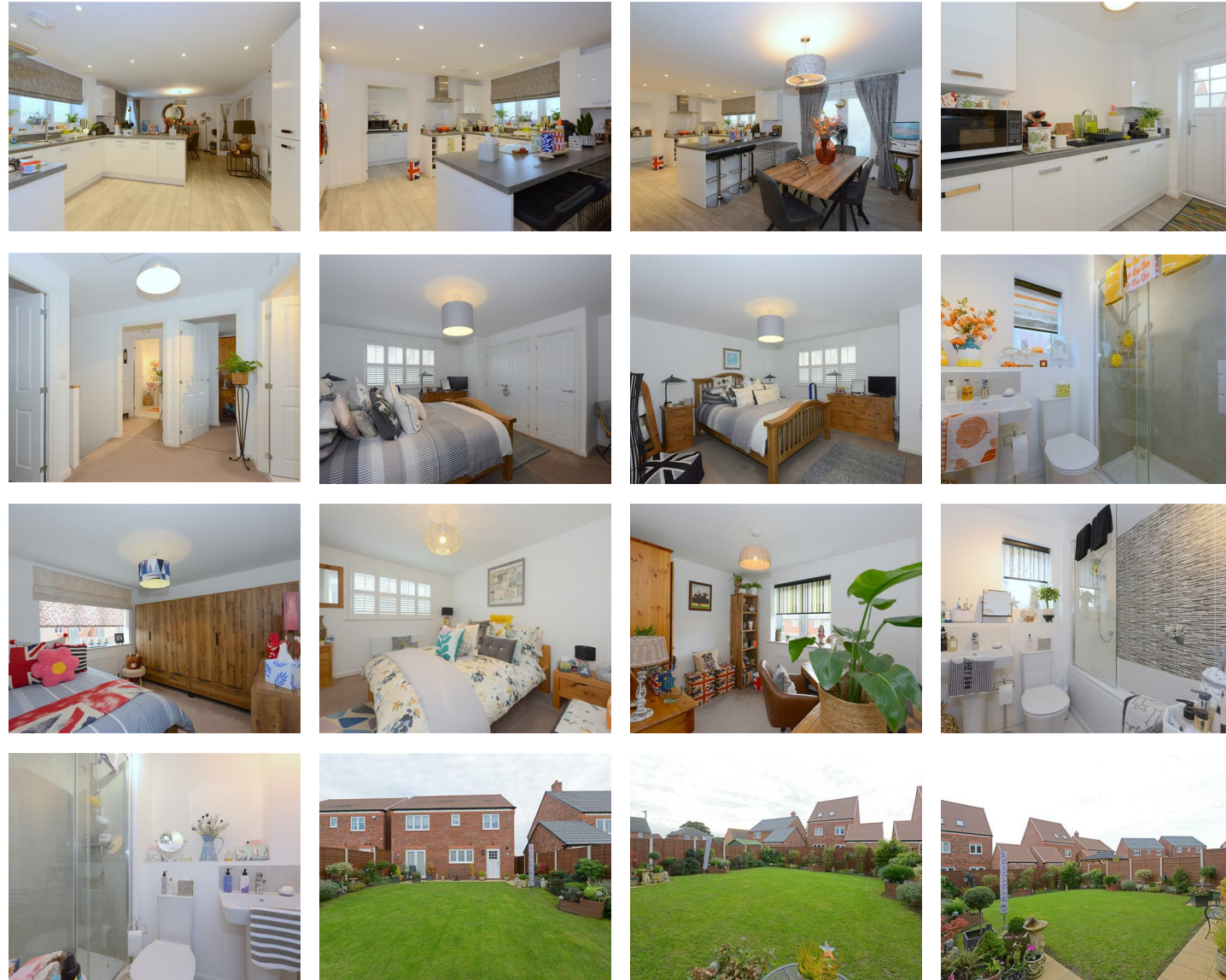


3 Pewit Close, Darwins Walk, Shrewsbury, Shropshire,
SY5 8QH

www.hbshrop.co.uk



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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 give notice that:

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Offers In The Region Of £399,995

Viewing: strictly by appointment through the agent

Having immaculate, instantly appealing, modern and spacious living accommodation throughout, this is a particularly attractive, well proportioned four bedroom bay fronted detached house. Darwins Walk is within close proximity to excellent variety of local amenities, the Royal Shrewsbury Hospital, highly regarded schooling and being well placed for easy access to the Shrewsbury town centre and local bypass linking up the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises the following: Reception hallway, bay fronted lounge, contemporary spacious kitchen/diner/family room, utility room, cloakroom, master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms, family bathroom, beautifully kept front and rear enclosed gardens, double width tarmac driveway, garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch with double glazed entrance door gives access to:

Reception hallway

Having radiator, under-stairs storage cupboard, service door to garage.

Door from reception hallway gives access to:

Bay fronted lounge

15'5 excluding bay x 10'9

Having upvc double glazed bay window to front with fitted shutters, two radiators, TV and telephone points.

Wooden framed door from lounge and door from reception hallway gives access to:

Spacious open plan kitchen/diner/family room

20'11 x 13'0

The dining/family area comprises: upvc double French doors giving access to rear gardens, radiator, wood effect flooring. The kitchen area comprises: a modern eye level and base units with built-in cupboard and drawers, integrated double oven, fridge and freezer, dishwasher, five ring gas hob with stainless steel cooker canopy over, fitted worktops with 1 1/2 stainless steel sink drainer unit with mixer tap over, LED recessed spotlights to ceiling, wood effect flooring, radiator.

Door from kitchen/diner/family gives access to:

Utility room

9'8 x 5'4

Having eye level and base units with built-in cupboards, integrated washing machine, fitted worktop with stainless steel sink with mixer tap over, cupboard housing gas fired central heating boiler, wood effect flooring, upvc double glazed door giving access to rear gardens, radiator.

From utility room door gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, wood effect flooring, radiator, upvc double glazed window to side, extractor fan to ceiling.

From reception hallway stairs rise to:

First floor landing

Having loft access, cupboard housing pressurised water system.

Doors from first floor landing give access to: Four bedrooms and family bathroom.

Bedroom one

13'10 max into recess reducing down to 11'7

Having upvc double glazed window to front with fitted shutters, fitted double and single wardrobe, radiator.

Door from bedroom one gives access to:

En-suite shower room

Having large shower cubicle with mixer shower over, wall hung wash hand basin, low flush WC, tiled floor, shaver point, heated chrome style towel rail, extractor fan to ceiling.

Bedroom two

16'0 max reducing down to 11'5 x 9'0 excluding rec

Having upvc double glazed window to front with fitted shutters, radiator.

Door to:

En-suite shower room

Having large shower cubicle, low flush WC, pedestal wash hand basin, low flush WC, pedestal wash hand basin with mixer tap over, shaver point, upvc double glaze window to side, tiled floor, extractor fan to ceiling.

Bedroom three

10'0 x 9'11

Having upvc double glazed window to rear, radiator.

Bedroom four

9'1 x 7'5

Having upvc double glazed window to rear, radiator.

Family bathroom

Having a modern three piece suite comprising: panel bath with mixer shower over and glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled floor, shaver point, extractor fan to ceiling, upvc double glazed window to rear.

Outside

To the front of the property there is a neatly kept lawn garden with inset shrubs, double width tarmac driveway provides ample off street parking. Access is then given to:

Garage

16'11 x 8'9

Having up and over door, fitted power and light.

Side access then leads to the property's southerly west facing:

Rear gardens

Having paved patio area, shaped lawned garden, well stocked borders containing variety of specimen shrubs, plants and bushes. 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 E

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) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

