

4 Cureton Close, Westbury, Shrewsbury, Shropshire, SY5
9FE

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Offers In The Region Of £560,000

Viewing: strictly by appointment
through the agent

Occupying a delightful position, on a fantastic plot, being situated on this exclusive development of just four modern properties, this is an immaculately presented, spacious and instantly appealing four double bedroom detached bungalow, offering contemporary and highly energy efficient living accommodation throughout. The property borders farmland having a superb aspect towards The Devils Chair, Stiperstones, The Callow and beyond. The village of Westbury offers a tranquil lifestyle and is approximately 9 miles from the historic market town of Shrewsbury. Commuters will be pleased to know that the property benefits from easy access to the local bypass leading up to the M54 motorway. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, cloakroom, bay fronted lounge, contemporary open plan kitchen/diner/family room with a range of built-in Neff appliances, utility room, master bedroom with stylish wet room style ensuite shower room, three further double bedrooms, bespoke family shower room, front and beautifully designed landscaped rear enclosed gardens which border local farmland and have a delightful aspect towards The Devils Chair, Stiperstones, The Callow and beyond, brick paved driveway, good size single garage, UPVC double glazing with fitted shutters, 'smart' underfloor heating, solar panels, battery storage and EV charging point, end of cul-de sac position. Viewing is essential.

The accommodation in greater detail comprises:

Storm porch with composite entrance door gives access to:

Reception hallway

Having ceramic tiled floor with underfloor heating, linen store cupboard housing pressurised water system.

Door to:

Cloakroom

Having WC with hidden cistern, wall mounted wash hand basin with mixer tap over and tiled splash surround, ceramic tiled floor with underfloor heating, recessed spotlights and extractor fan to ceiling.

Door from reception hallway gives access to:

Bay fronted lounge

17'8 x 14'5 max into bay

Having walk-in bay with UPVC double glazed windows to front with fitted shutters, underfloor heating, contemporary log and stone effect gas stove set to a exposed brick chimney breast with inset timber mantle above, two TV aerial points, telephone point.

From reception hallway wooden framed glazed double doors give access to:

Contemporary open plan kitchen/diner/family room

24'0 x 16'10 max reducing down 12'3

And comprises: A range of attractive modern eye level and base units with built-in cupboards and drawers, integrated Neff appliances include: fan assisted oven, combination microwave oven, fridge freezer, dishwasher, four ring induction hob with stainless steel cooker canopy over, fitted Quartz worktops with inset 1 1/2 sink with mixer tap over, fitted kitchen island with wine rack and units below and fitted Quartz worktop, UPVC double glazed windows to front and rear of property with fitted shutters, UPVC double glazed French doors with fitted perfect fit pleated blinds giving access to rear gardens, larder unit, ceramic tiled floor with underfloor heating, recessed spotlights to ceiling, TV aerial point, concealed underfloor heating manifold.

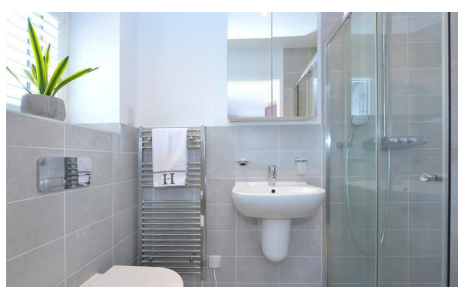
Door from open plan kitchen/diner/family room gives access to:

Utility room

12'9 x 5'3

Having modern eye level and base units, fitted worktop with inset stainless steel sink with mixer tap over, space for washing machine and tumble dryer, wall mounted gas fired central heating boiler, UPVC double glazed window to rear with fitted shutters, recessed spotlights and extractor fan to ceiling, ceramic tiled floor with underfloor heating, UPVC double glazed door giving access to side of property and a wooden door giving access to the garage.





From reception hallway doors then give access to: Four double bedrooms and bespoke family shower room.

Bedroom one

12'2 x 11'10

Having UPVC double glaze window to rear with fitted shutters, underfloor heating.

Door from bedroom one gives access to:

Stylish wet room style ensuite shower room

Having walk-in shower with drench shower plus hand-held shower attachment off, wall hung wash hand basin with mixer tap over, mirror fronted bathroom cabinet, wall hung WC with hidden cistern, heated chrome style towel rail, tiled floor, shaver point, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to side with fitted shutters.

Bedroom two

11'11 x 11'5

Having UPVC double glazed window to rear with fitted shutters, underfloor heating.

Bedroom three

11'9 x 8'11

Having UPVC double glazed window to side with fitted shutters, underfloor heating.

Bedroom four

11'7 x 7'9

Having UPVC double glazed window to rear with fitted shutters, underfloor heating.

Bespoke family shower room

Comprising: large attractively tiled walk-in shower with drench shower over plus hand-held shower attachment off with contemporary glazed shower screen to side, wall hung wash hand basin with mixer tap over, wall hung low flush WC with hidden cistern, part tiled to walls, ceramic tiled floor, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling, shaver point, UPVC double glazed window to side with fitted shutters, mirror fronted bathroom cabinet.

Outside

The property occupies a beautiful position bordering local farmland. The front gardens are laid to lawn with Indian sandstone paved patio with matching pathway giving access to front door. To the side of this there is a brick paved driveway with outside car charging point. From the driveway access is given to:

Garage

18'4 x 9'6

Having wall mounted inverter and battery for solar panels, vinyl wood effect floor covering, range of fitted store cupboards and built-in drawers with fitted worktop, loft access to roof space. Side access then leads to the property's:

Beautifully designed landscaped rear garden

Having a substantial Indian sandstone paved patio with matching pathways, outside lighting points, cold water tap lawn gardens, well established borders containing a variety of specimen shrubs, plants and bushes, raised vegetable plots with paved pathways, fruit trees, timber garden shed (15'0 x 13'0), glazed toughened greenhouse (12'0 x 8'0), feature insulated summerhouse with Indian sandstone paved sun terrace. The rear gardens border local farmland and have a delightful aspect towards The Devils Chair, Stiperstones , The Callow and beyond.

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.

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