

Charlton Uffington Lane, Uffington, Shrewsbury,
Shropshire, SY4 4SE

www.hbshrop.co.uk



Price Guide £575,000

Viewing: strictly by appointment
through the agent

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Offered for sale with NO UPWARD CHAIN, is this recently and extensively modernised, spacious and versatile, well presented five bedroom detached bungalow set upon a substantial private, landscaped plot with the added benefit of a secluded wooded area. The property enjoys a lovely idyllic semi rural position with an open aspect to the front towards Haughmond Hill and beyond. Uffington is a sought after village offering expansive woodland trails and scenic views along with a traditional village pub (The Corbet Arms) and St. Mary's Church, an enduring focal point for the village. The property is situated approximately 3.5 miles northeast of the Shrewsbury town centre and is conveniently placed for access to the local by-pass linking up to the M54 motorway network and beyond, connecting directly to the national cycle route along the nearby canal (as the property adjoins the cycle path) providing off road cycle route to Shrewsbury town centre, and in the southerly direction to Uffington village. Viewing of this property comes highly recommended by the selling agent as it is currently vacant and offers immediate possession for any discerning buyer (subject to contract).

The accommodation briefly comprises of the following: Entrance porch, entrance hallway, inner hallway, lounge, separate dining room, recently refitted kitchen/breakfast room, pantry/larder room, side lobby, five bedrooms (one of which having a modern refitted ensuite wet room), recently refitted family bathroom plus additional recently refitted shower room, walk in utility, front and beautifully well established private enclosed rear gardens coming complete with a secluded wooded area that is included, generous driveway providing parking for several vehicles, double garage/workshop with electric up and over door, extensive double glazing, gas fired central heating, pleasant aspect to front towards local farmland and Haughmond to the distance. Viewing highly recommended by the selling agent.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance porch

Having glazed window with pleasing aspect to front, tiled floor.

Wooden framed glazed door gives access to:

Reception hallway

Having radiator, glazed window, coving to ceiling.

Door from entrance hallway gives access to:

Pantry/larder room

5'0 max x 4'3

Having tiled floor, wall mounted heated control panel.

From entrance hallway door gives access to:

Lounge

23'11 x 11'10

Having two UPVC double glazed windows to side, double glazed sliding patio door with double glazed windows to side gives access to the property's rear gardens, radiator, telephone point.

Door from entrance hallway gives access to:

Dining room

11'10 x 9'11

Having UPVC double glazed window with pleasing aspect to front, radiator, coving to ceiling.

Wooden framed glazed door from entrance hallway gives access to:

Recently refitted kitchen/breakfast room

16'7 x 8'5 max

Having replaced base unit with stylish fitted worktops with inset sink drainer unit with mixer tap over, integrated oven, four ring electric hob, stainless steel cooker canopy over, integrated dishwasher and fridge, space for further appliances, UPVC double glaze window to rear, sealed unit double glazed door giving access to rear gardens, wall mounted gas fired central heating boiler, wood effect flooring.





Wooden framed door from reception hallway gives access to:

Inner hallway

Having part wooden parquet flooring.

Doors from inner hallway give access to: Three bedrooms.

Bedroom one

10'10 x 10'2

Having UPVC double glazed window with pleasing aspect to front, wooden parquet flooring, radiator.

Door to:

Refitted wet room

Having wall mounted electric shower, WC with hidden cistern, wall mounted wash hand basin with mixer tap over, tiled to walls, tiled floor, wall hung heated chrome style towel rail, glazed window to side, recessed spotlights to ceiling, wall mounted extractor fan.

Bedroom two

12'9 x 11'4

Having UPVC double glazed window to rear, radiator, wooden parquet flooring.

Bedroom three

11'11 x 10'4

Having UPVC double glazed window to rear, radiator.

From side lobby wooden framed glazed door gives access to:

Bedroom four

12'1 x 9'7

Having engineered wooden flooring, sliding patio door giving access to rear gardens, radiator.

From entrance hallway gives access to:

Bedroom five

11'10 x 10'1

Having UPVC double glazed window with pleasing aspect to front, radiator.

From entrance hallway door gives access to:

Refitted family bathroom

10'0 x 5'8

Having a three piece white suite comprising: Timber style panel bath with antique style mixer tap over with handheld shower attachment off, low flush WC, pedestal wash hand basin with mixer tap over, heated chrome style towel rail, wood effect flooring, UPVC double glazed window to rear, loft access.

From side lobby door gives access to:

Walk in utility

6'11 x 3'3

Having fitted worktops, space for appliances, wood effect flooring.

Wooden framed door from side lobby gives access to:

Refitted shower room

Having walk-in tiled shower cubicle with wall mounted electric shower and contemporary glazed shower screen to side, wall hung wash hand basin with mixer tap over, WC with hidden cistern, sealed unit double glazed window to front, wood effect flooring.

Outside

To the front of the property there is a good size lawn garden with mature hedging screening the road having a pleasing aspect towards local farmland, countryside, Haughmond Hill and beyond. Leading up to the property there is a generous paved patio area. To the side of this there is a generous size part brick edged tarmacadam driveway providing ample off street parking, Electric roller door then gives access to:

Double garage/workshop

21'6 x 18'11

Electric up and over door, work bench, power and lighting. To the side of the property there is a lawned garden which then leads to the property's:

Pleasantly sized grounds

Which comprise: paved sun terrace, mature and well established landscaped gardens giving access to a private wooded area beyond, timber summerhouse, feature garden pond, lawn gardens with a variety of mature shrubs, plants, bushes and trees.

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.

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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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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

