

2 Marches Meadow, Ruyton XI Towns, Shrewsbury,
Shropshire, SY4 1JW

www.hbshrop.co.uk



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Offers In The Region Of £685,000

Viewing: strictly by appointment
through the agent

An impressive Georgian style modern detached residence which provides beautifully presented, spacious, well maintained and thoughtfully improved living accommodation throughout. From the attractive elegant exterior, the property immediately creates a wonderful first impression, whilst internally the generous proportions and quality presentation provides a comfortable and warming environment ideally suited for family living. The property offers four double bedrooms, together with spacious reception and living spaces, providing an excellent balance both for families and entertaining space. Having been carefully maintained and improved by the current owners, the property is presented in excellent condition and offers many purchasers the option to simply move in and enjoy. One of the property's outstanding features is the fantastic rear aspect. The beautifully landscaped gardens extend to the rear and enjoy a lovely open outlook, directly bordering adjoining local farmland. Ruyton XI Towns is charming and historic North Shropshire village, surrounded by rolling farmland and beautiful open countryside. Despite this rural feel, the village has a good selection of everyday amenities including a village shop, public house, primary school and community facilities. Access to the A5 is approximately two miles from the village, providing convenient connections towards Shrewsbury, Oswestry, Telford and the wider midlands. Shrewsbury approximately 11 miles away, offers an extensive range of shopping, leisure, cultural and recreational facilities, together with a mainline railway station. Viewing comes highly recommended by the agent for the property and its situation can be fully appreciated.

The accommodation briefly comprises of the followi

The accommodation briefly comprises of the following: Storm porch, reception hallway, cloakroom, study, lounge, dining room, breakfast room, attractive kitchen, utility room, first floor landing, master bedroom with stylish refitted ensuite shower room and feature walk-out balcony, guest bedroom with ensuite shower room, two further double bedrooms, family bathroom, front and good size landscaped rear enclosed gardens which border local farmland and takes full advantage of the beautiful rural aspect, large double width tarmacadam driveway, substantial brick built detached double garage, UPVC double glazing, gas fired central heating. Viewing is essential.

The accommodation in greater detail comprises

Storm porch with sealed unit leaded double glazed entrance with matching windows to side gives access to:

Reception hallway

Having oak wooden flooring, coving to ceiling, radiator, understairs storage cupboard plus additional walk-in cloaks cupboard.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, radiator, tiled floor, extractor fan to ceiling.

Door from reception hallway gives access to:

Study

14'2 x 10'10

Having two UPVC double glazed windows to front, radiator, oak wooden flooring, two wall light points, coving to ceiling.

Door from reception hallway gives access to:

Lounge

19'6 x 14'2

Having two UPVC double glazed windows to front, two radiators, four wall light points, coving to ceiling, open fireplace set to a tiled hearth with decorative timber fire surround.

Double doors from lounge gives access to:

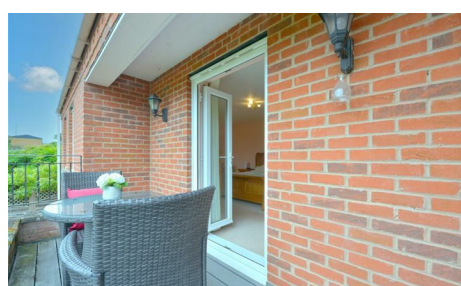
Dining room

14'2 x 10'9

Having two UPVC double glazed window with a pleasing aspect to rear, radiator, coving to ceiling.

Oak doors from dining room and door from reception hallway gives access to:





Breakfast room

13'2 x 11'2

Having two sets of double glazed doors giving access to rear gardens, coving to ceiling, radiator.

Arch from breakfast room gives access to:

Kitchen

13'5 x 12'9 excluding recess

And comprises: A range of attractive base units with built-in cupboards and drawers, feature free standing AGA, integrated dishwasher, space for an American style fridge freezer, fitted worktop with inset stainless steel twin sink unit with mixer tap over, tiled floor, tiled splash surrounds, glass display cabinet, two UPVC double glazed windows with a pleasing aspect to rear, recessed spotlights and speaker to ceiling, TV and telephone points.

Door from kitchen gives access to:

Utility room

10'1 x 6'0

Having eye level and base units, space for washing machine, tumble dryer, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled floor, tiled splash surrounds, UPVC double glazed door giving access to side of property, radiator.

From reception hallway stairs rise to:

Large first floor landing

Having UPVC double glazed window to front, radiator, loft access.

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

Bedroom one

17'10" x 15'5"

Having large built-in double wardrobe, radiator, UPVC double glazed window with a pleasing aspect to rear, UPVC double glazed doors giving access to partial covered walk-out balcony having composite timber effect decked flooring, low rise brick walling and railing.

Door from bedroom one gives access to:

Modern refitted ensuite shower room

Having large walk-in tiled shower cubicle with drench shower over plus wall mounted hand-held mixer shower and contemporary glazed shower screen to side, oval shaped wash hand basin with fountain effect mixer tap over, storage drawers below, low flush WC, tiled effect floor covering, UPVC double glazed window to rear, recessed spotlights, wall mounted extractor fan, heated towel rail.

Bedroom two

14'3 x 12'5

Having two UPVC double glazed windows to front, radiator, large built-in double wardrobe.

Door from bedroom two gives access to:

Ensuite shower room

Having tiled shower cubicle, wall mounted mixer shower, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, heated chrome style towel rail, recessed spotlights to ceiling, wall mounted extractor fan, UPVC double glazed window to side.

Bedroom three

13'7 x 10'4

Having two UPVC double glazed windows with a pleasing aspect to rear, radiator.

Bedroom four

14'4 x 8'10

Having two UPVC double glazed windows to front, radiator.

Family bathroom

Which comprises: A three piece white suite having large timber style panel bath with mixer shower over and folding glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled floor, part tiled to walls, wall mounted extractor fan, UPVC double glazed window to rear, shaver point, heated chrome style towel rail, recessed spotlights to ceiling, linen store cupboard housing Valliant gas fired central heating boiler and water tank.

Outside

To the front of the property paved pathway gives access to front door, lawn gardens either side with mature shrubs, plants and bushes. To the side of this there is a substantial double width tarmacadam driveway which provides ample off street parking for a number of vehicles with access then leading to:

Generous size detached brick built double garage

24'4 x 17'11

Having two electrically operated roller doors, fitted power and light and UPVC double glazed pedestrian door to side. An Indian sandstone pathway with gated access then leads to the property's:

Landscaped rear gardens

Which has a fantastic outlook / border local farmland. The rear gardens comprise: An extensive Indian sandstone paved patio, feature garden pond, outside lighting point, cold water tap, electricity point, lawn gardens, Indian sandstone paved sun terrace with hot tub (this can be purchased via separate negotiation if required) . The rear gardens are enclosed.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. The property benefits from an ultrafast fibre-to-property broadband service. 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).

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