



Sycamore House, Halfway House, Shrewsbury, SY5 9DD

A substantial modern detached house offering spacious accommodation briefly comprising: large reception hall, sitting room, dining room, study, games room/family room, kitchen/breakfast room with four oven electric Aga, utility room and downstairs cloakroom. Upstairs there is a large landing giving access to four double bedrooms with en-suite shower room to master bedroom and modern contemporary family bathroom.

The property has the benefit of oil fired central heating, wood framed double glazing, parking for four to six vehicles and all set in good size gardens which are both private to the front and to the rear.

NO CHAIN

Offers in the region of £325,000

To view this property call 01743 343 343

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ACCOMMODATION COMPRISING: (All measurements are approximate)

Large recessed entrance porch with quarry tiled floor and range of outside lights leading to glazed and wooden front door with matching side screen to one side to:

RECEPTION HALL 14'7 x 7'2 (4.45m x 2.18m)

With radiator, ceramic tiled flooring, central light point, coving to ceiling, useful understairs recess, central heating thermostat control, staircase leading to first floor. Reception hall gives access to the following accommodation:

SITTING ROOM 19'7 x 12' (5.97m x 3.66m)

With open fireplace with raised marble hearth and inlay and oak surround, radiator, wood laminate flooring, ample power points, TV aerial sockets, two central light points, coving to ceiling, wood framed double glazed window to the front, two matching windows to the side, communicating double glazed and wooden doors leading to dining room.

STUDY 10'2 x 9'10 (3.10m x 3.00m)

Presently being used as a gym with wood effect laminate flooring, radiator, power and lighting points, coving to ceiling, wood framed double glazed window to the front.

KITCHEN/BREAKFAST ROOM 17'9 x 13'7 (5.41m x 4.14m)

With range of light oak units comprising ceramic one and a quarter bowl single drainer sink unit set into granite effect laminate work surfaces extending to two wall sections with range of cupboards and drawers under and tiled splash above, built-in dishwasher, range of eye level cupboards incorporating display shelving, built-in fridge, four oven Aga (electric) with tiled splash, three central light points, TV aerial socket, natural stone tiled effect floor, tiled sills to wood framed double glazed windows overlooking gardens to the rear. From kitchen panelled door to:

DINING ROOM 12' x 12' (3.66m x 3.66m)

With radiator, central light point, coving to ceiling, power points, ceramic tiled flooring, double glazed sliding patio doors leading to private rear gardens, wood framed double glazed window to the side, double communicating doors back to sitting room.

From kitchen/breakfast room, door to:

GOOD SIZE UTILITY ROOM 10'7 x 7'8 (3.23m x 2.34m)

With range of matching units comprising stainless steel single drainer sink unit set into granite effect laminate work surface with double bass units under, space and plumbing set for washing machine, tiled splash above, space for upright fridge/freezer, solid stone tiled flooring, central light points, power points, tiled sill to wood framed double glazed window to the rear with glazed and wooden service door to side. From utility room, door to:

DOWNSTAIRS CLOAKROOM

With low level flush WC, pedestal wash basin, tiled flooring, central light point, extractor fan, wood framed double glazed opaque glass window to the rear.

From utility, door to:

GAMES ROOM 19'4 x 15'8 (5.89m x 4.78m)

Originally a double garage with wood effect laminate flooring, radiator, central light point, range of further wall light points, power points, access to large loft space providing extensive storage, wood framed double glazed window to the front and to the side.

From reception hall, staircase leading to:

LARGE GALLERIED LANDING

With two radiators, two central light points, coving to ceiling, power points, wood framed double glazed window to the front and the rear, door to built-in airing cupboard enclosing lagged cylinder with extensive shelving and separate lighting point. Landing gives access to bedroom accommodation comprising:

BEDROOM ONE (FRONT) 12'3 x 12' (3.73m x 3.66m)

With radiator, wood effect laminate flooring, wood framed double glazed window to the front, door to built-in wardrobe with hanging rail and top shelf, door to:

EN-SUITE SHOWER ROOM

Fitted with white suite comprising fully tiled shower cubicle with concertina glazed door, fitted Titan T80 electric shower unit, half tiled to remaining wall sections, wall mounted wash hand basin, low level flush WC, tiled effect vinyl floor covering, wall mounted light and shaver socket, central light point, extractor fan.

BEDROOM TWO (FRONT) 10'9 x 10'3 (3.28m x 3.12m)

With radiator, wood effect laminate flooring, power and lighting points, wood framed double glazing to the front, door to built-in wardrobe with hanging rail and top shelf.

BEDROOM THREE (REAR) 10'8 x 10'3 (3.25m x 3.12m)

With radiator, power and lighting points, wood effect laminate flooring, door to built-in wardrobe with hanging rail, wood framed double glazed window to the rear.

BEDROOM FOUR (SIDE) 12' X 7'10 (3.66m X 2.39m)

With radiator, power and lighting points, access to roof space, wood framed double glazed window to the side.

BATHROOM 7'10 x 7'9 (2.39m x 2.36m)

Fitted with contemporary suite comprising P shaped spa bath with fitted electric shower above and glazed side screen, pedestal wash basin, low level flush WC, marble effect ceramic floor tiling, limestone effect tiling to all walls, range of recessed spot lights, extractor fan, wall mounted mirror with built-in lighting, radiator, tiled sill to wood framed double glazed opaque glass window to the rear.

FRONT GARDEN

The property is approached through a double wrought iron gate leading onto large tarmac parking and turning area. Front gardens are laid to neatly kept lawns with large private patio to one corner offering a pleasant, south facing, private outside seating area, range of outside lights, gravelled pathway to the right hand side of the property leads around to the rear via a wooden wicket gate, outside water tap set to one side, wooden wicket gate to the left hand side of the property again leads round to the rear via gravelled pathway with raised flower beds set to one side. Front gardens are enclosed by a variety of close board fencing and mature hedging offering a high degree of privacy.

REAR GARDENS

From patio doors from dining room leading onto gravelled pathway extending across the width of the property with lawns extending surrounded by flower and shrub borders, paved patio set to one corner with good size timber and felt garden store, oil storage tank set to one corner, range of outside lights, gardens enclosed by a variety of mature hedging and fencing.

EPC Rating: D

For a full copy of the Energy Performance Certificate please contact agents.

Directions

From Shrewsbury take the A458 Welshpool road, travel through the villages of Ford and Wattlesborough. On reaching Halfway House continue on past the cross roads taking the next fork left, continue down the lane and Sycamore House is the 4th house on the right hand side indicated by a For Sale sign.



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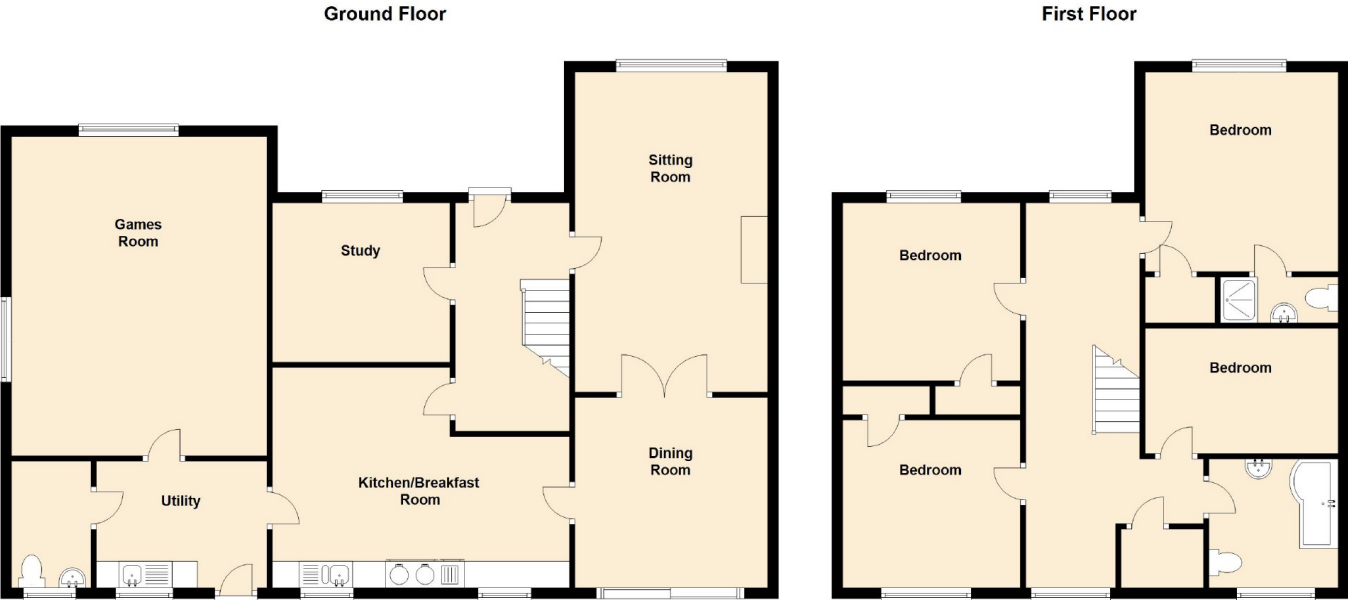
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