



**Directions:** From Shrewsbury head north-west on the A5 and upon reaching the roundabout just before the Nesscliffe bypass and take the last exit turning right signposted Nesscliffe Village. Continue into the village of Nesscliffe and immediately after passing the Nesscliffe Hotel on the right hand side the property is the third modern house on the left.

### Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

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Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts.  
All measurements are approximate.

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# Roger Parry & Partners



**REAR VIEW**

## Kynaston House, Nesscliffe, Near Shrewsbury, SY4 1DB

**INSPECTION RECOMMENDED**

**Offers in the region of £575,000**

An extremely spacious, superbly appointed and magnificently presented four/five bedroom detached family house built approximately 12 years ago to a very high standard to include rooms of excellent proportions, oil-fired central heating, uPVC double glazing, very large double garaging with utility and three bath/shower rooms.

The property occupies a truly delightful position in the village of Nesscliffe with the rear garden having been transformed into a huge entertaining terrace/patio which is elevated and enjoys delightful rural views towards Rodney's Pillar. The property is located about 8 miles north-west of the county town of Shrewsbury which offers a comprehensive range of amenities and is easily accessible to the Shrewsbury bypass. It is also ideally located for rapid travel to Oswestry and onto Chester.

The accommodation is worthy of a full inspection, including many features and refinements and has the benefit of quality fittings throughout and briefly comprises: covered entrance, very large reception hall, cloaks/WC, study/ bedroom five, superb living room, separate dining room, very well-equipped kitchen with granite worksurfaces and island unit, large family room, access to garaging/utility. On the first floor are large landing, master bedroom with en- suite shower room and dressing room, second bedroom with en-suite, two further bedrooms and family bathroom.

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**ACCOMMODATION COMPRISING:**  
**(All measurements are approximate)**

**LARGE COVERED ENTRANCE**

With uPVC double glazed front door with matching opaque side screens providing access into:

**EXTREMELY LARGE RECEPTION HALL 25'3 x 5'6 (7.70m x 1.68m)**

Plus recess and doors to understairs storage area. With quality oak laminate flooring, coving to ceiling, radiator, burglar alarm control panel, central heating thermostat with door to:

**STUDY/BEDROOM FIVE 12'6 x 10'3 (3.81m x 3.12m)**

With uPVC double glazed window with fitted venetian blinds, radiator, telephone points, sky connection and internet connection.

**CLOAKS/WC**

With half tiling to walls, ceramic tiled flooring, contemporary suite comprising low level WC, hand basin with chromium style mixer taps integrated plug on stand with shelf, chromium style ladder towel rail/radiator, coving to ceiling, downlighters and extractor.

**SUPERB LIVING ROOM 19'6 x 14'3 (5.94m x 4.34m)**

Being a lovely light room with three uPVC windows and matching uPVC double glazed French casement style doors with further full-length side screens providing magnificent views over the large rear entertaining terrace to the countryside beyond. Coved ceiling, two radiators, feature LP gas contemporary fire with matching surround, TV aerial connection and fitted venetian blinds to all windows, matching double opening doors then provide access from the reception hall.

**DINING ROOM 14'0 x 11'6 (4.27m x 3.51m)**

With quality oak laminate strip flooring to the side are uPVC double opening French casement style doors with matching side screens, coving to ceiling and radiator.

**BEAUTIFULLY APPOINTED KITCHEN/BREAKFAST ROOM 19'6 x 13'9 (5.94m x 4.19m)**

Having slate flooring and extensive ranges of granite worksurfaces with attractive lightwood effect undercupboards and drawers incorporating

built in dishwasher, built in microwave, large Stoves cooking range with electric ovens, grill and warming tray and seven gas rings above. Matching extractor canopy with light, extensive tiled splash areas, ranges of matching eye-level wall cupboards, coving to ceiling, central island unit with matching granite worksurface and cupboards beneath and having integrated bowl and half inset sinks with adjacent drainer and chromium style mixer taps, two contemporary corner carousel units, uPVC double glazed window to the side with fitted venetian blind, recessed downlighters, radiator, further useful cupboards with space set for American style fridge-freezer, further uPVC window and door to the side giving access to a large covered side entrance with outside lighting point. Feature archway leads from kitchen into:

**IMPRESSIVE FAMILY ROOM 18'0 x 11'0 (5.49m x 3.35m)**

Having matching slate flooring, high-apex style ceiling with four double glazed Velux roof lights, with uPVC double glazed French casement style doors leading out onto patio/terrace/entertaining area with matching side screens and high-level uPVC window making this a lovely light room.

From the kitchen a service door provides access into:

**EXTREMELY LARGE DOUBLE GARAGING/UTILITY 25'0 x 17'6 (7.62m x 5.33m)**

With concrete floor, power and lighting supply, opaque uPVC double glazed window, twin up and over roller style doors, water tap, space for fridges/freezers etc, oil fired central heating boiler with digital programmer.

**UTILITY AREA**

With worksurface undercupboards and drawers, space and plumbing for washing machine etc.

From the reception hall, an attractive staircase with bannisters ascends via half-landing to:

**IMPRESSIVE NATURALLY LIT LANDING**

With uPVC double glazed landing area to the front, radiator, coving to ceiling, hatch providing access into the roof space. Door providing access into large airing cupboard with large capacity Santon un-vented hot water cylinder and slatted shelving.

Landing gives access to bedroom accommodation comprising:

**MASTER BEDROOM 19'3 x 14'3 (5.87m x 4.34m)**

(Measurement includes the dressing room and en-suite) Having coving to ceiling, full range of fitted wardrobing, uPVC double glazed windows, fitted venetian blinds, double opening matching French casement doors to the covered rear balcony which enjoys the most delightful countryside views. Archway through to:

**DRESSING ROOM**

With surface and drawers beneath, radiator, opaque uPVC double glazed window and built in wardrobing with hanging rail and shelving. Door to:

**EN SUITE SHOWER ROOM**

With ceramic tiled flooring, half tiling to walls, fully tiled walk-in corner shower cubicle with curved sliding doors, chromium style mixer unit riser rail and head, low level WC, contemporary hand basin on plinth with chromium style mixer taps, chromium style ladder towel rail/radiator, downlighters, extractor and opaque uPVC with fitted blind.

**BEDROOM TWO 13'6 x 11'6 (4.11m x 3.51m)**

(Measurement includes range of fitted wardrobing)

Coving to ceiling, radiator, uPVC double glazed window to the side with fitted venetian blind and door leading through to:

**EN-SUITE SHOWER ROOM**

With ceramic tiled flooring, half tiling to walls, fully tiled walk in shower cubicle of excellent proportions with mixer unit riser rail and head, pedestal hand basin with chromium style mixer taps, low level WC, opaque uPVC window with fitted venetian blinds, downlighters, extractor, chromium style mixer taps and chromium style ladder towel rail/radiator.

**BEDROOM THREE 13'9 x 9'3 (4.19m x 2.82m)**

With range of fitted wardrobing, radiator, uPVC double glazed window with fitted venetian blinds, coving to ceiling.

**BEDROOM FOUR 13'6 x 9'9 (4.11m x 2.97m)**

With coving to ceiling, fitted wardrobing, radiator, uPVC window with fitted venetian blinds.

**LARGE FAMILY BATHROOM**

With half tiling to walls, ceramic tiled floor, four-piece white suite comprising: full width double ended jacuzzi style bath with chromium style mixer taps, wall mounted hand basin with chromium mixer taps, low level WC and fully tiled corner shower cubicle with curved sliding doors and chromium style mixer unit with waterfall shower above, downlighters, extractor, chromium style ladder towel rail/radiator, opaque uPVC window with fitted venetian blinds.

**OUTSIDE**

The property is set back from the road with grass verges and is approached over a splayed tarmacadam driveway with brick pillars and wooden five bar style gates providing access onto the extremely large brick paviour front forecourt/parking area which can provide hard-standing for five vehicles and leads to the aforementioned double garaging with outside security lighting, paved pathway and lawned front garden with variety of shrubs screening the oil fuel storage tank and established hedging and shrub borders to the front and side. NB: there is a loft storage area to the pitch located above the double garaging.

To the side of the property is a further paved pathway and grassed area with outside meter cupboard and connection for LP gas supply, bin storage area and side wooden security gate and screen fence which lead past the side of the property with outside water tap and large paved area providing well screened yard from which a further side security gate gives access to:

**EXCEPTIONALLY LARGE DELIGHTFUL SPLIT LEVEL ENTERTAINING TERRACE/PATIO AREA**

Of excellent proportions and being bounded by a variety of brick walling and screen fencing which ensures maximum privacy and looks out over fields towards the countryside in the distance.

To the other side of the property is a side access via double gates over paved pathways with slate insets and further outside lighting points.

**EPC Rating: D**

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











