



FOR SALE

Offers in the region of £499,995

1 Darby Close,
Nesscliffe, Nr Shrewsbury, SY4 1BE

(1) ****Construction now complete....awaiting a Purchasers choice of Kitchen and Bathrooms**** A newly constructed architect designed 'cottage style' four bedroom detached property with an attached double garage, south facing gardens and a small paddock (available by separate negotiation), situated in a most select semi-rural development on the outskirts of the popular village of Nesscliffe.



Shrewsbury (7.5 miles), Oswestry (9 miles), Wrexham (22.5 miles) and Telford (25 miles).
(All distances approximate)



- **Exclusive gated development**
- **Ready for Kitchen/Bathroom selection**
- **Ground floor Bed & Sh/rm**
- **Extremely spacious accommodation**
- **Paddock available**
- **Edge of village location**

DESCRIPTION

Halls are delighted with instructions to offer this exclusive new gated development for sale by private treaty.

Darby Close is an exclusive gated development of substantial luxuriously appointed detached country houses with generous sized gardens, set back from a country lane on the outskirts of the popular village of Nesscliffe.

1 Darby Close is an architect designed 'cottage style' four bedroom detached property with an attached garage, south facing gardens and a small paddock (available by separate negotiation).

Constructed by a highly reputable award winning company (Gratton Oakes Ltd.), the accommodation has been designed with a high degree of flair and imagination to provide a sociable and family friendly layout extending to over 2300 sq ft.

The accommodation includes, on the ground floor, a super open plan Kitchen/Breakfast/Dining Room with Family Room off (Kitchen choice available), Living Room, Study/Bedroom 5, Utility Room and ground floor Bedroom with separate Shower Room, together with three first floor Bedroom (Master Bedroom with Ensuite Shower Room) and a Family Bathroom (Bathroom choice available). The property has the benefit of an underfloor oil fired central heating system, double glazed windows and doors throughout and will have a Professional Consultants Certificate.

The sale of 1 Darby Close does, therefore, provide an excellent opportunity for a purchaser to acquire a most attractive architect designed property, situated in this select development, with the unusual opportunity of being able to 'finish' the property to your own preferred tastes and preferences.

NB.

Plot 1 is now ready for the installation of the Kitchen and Bathrooms etc, which can be selected by the Purchasers and completed by the time a sale reaches Completion.

SITUATION

1 Darby Close is situated within a select development of nine dwellings, set back from a small country lane a short distance from the centre of the popular village of Nesscliffe, which has a good range of local amenities for a village of its size. Whilst enjoying this semi-rural location, the property is conveniently situated for access to the A5, providing easy access north and south. The centres of Oswestry (10 miles) and Shrewsbury (10 miles) both provide an excellent range of local shopping, recreational and educational facilities.

DIRECTIONS

From Shrewsbury proceed north on the A5 in the direction of Oswestry for approximately 4.2 miles (from the A5 roundabout with the Welshpool Road A483) and at the Felton Butler roundabout take the third exit signposted Nesscliffe and Wilcott. Proceed along this road for approximately 1.2 miles to the village of Nesscliffe. On entering Nesscliffe, take your first turning left and proceed for approximately 200 yards where the Development Site will be situated on your left hand side identified by a Halls 'For Sale' board. 1 Darby Close will be the first property on your right hand side as you enter the development.



4 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



GROUND FLOOR

Entrance porch
Reception hall
Kitchen/Breakfast/Dining room: 8.58m x 4.65m
Utility room: 3.6m x 2.85m
Family room: 3.6m x 3.6m
Living room: 5.8m x 4.65m
Study/ Bedroom 5: 2.8m x 2.65m
Ground floor Bedroom 4m x 3.2m
Shower room

FIRST FLOOR

Bedroom 1: 4.88m x 3.95m
Ensuite Shower room
Bedroom 2: 4.65m x 2.83m
Bedroom 3: 3.65m x 3.12m
Family Bathroom

OUTSIDE

The gravelled drive leads to an:

ATTACHED GARAGE

23'0" x 19'8" (7m x 6m)

With an electric front entrance door, rear pedestrian door, inspection hatch to roof space. The garage is offers potential as a further reception room, home office, bedroom etc (subject to LA consent).

GARDENS

The gardens face south and include a paved patio area providing an ideal outdoor entertaining space leading on to an area of lawn.

PADDOCK

There is a small paddock to the rear of the gardens, available for purchase by separate negotiation, if required.

RESERVATION PROCESS

A non-refundable deposit of £5000 (to be held by Gratton Oakes Ltd) will be required on agreement of an offer to reserve the property, at which point the vendors Solicitors will be instructed to issue the contract documentation. An exchange of contracts will need to take place within 6 weeks of the issue of draft contracts with a completion date to be confirmed, dependant upon the stage at which the build has reached. However, should the purchasers not proceed to an exchange of contract within the required timescale, the deposit will be retained by Gratton Oakes Ltd to cover their abortive costs.

MANAGEMENT COMPANY

There will be a Management Company in place to maintain the access gates and any communal areas costing £25 per month, per property.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

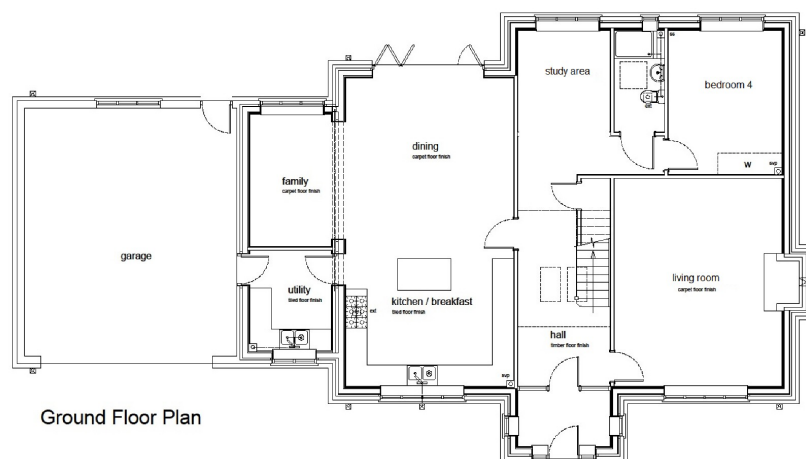
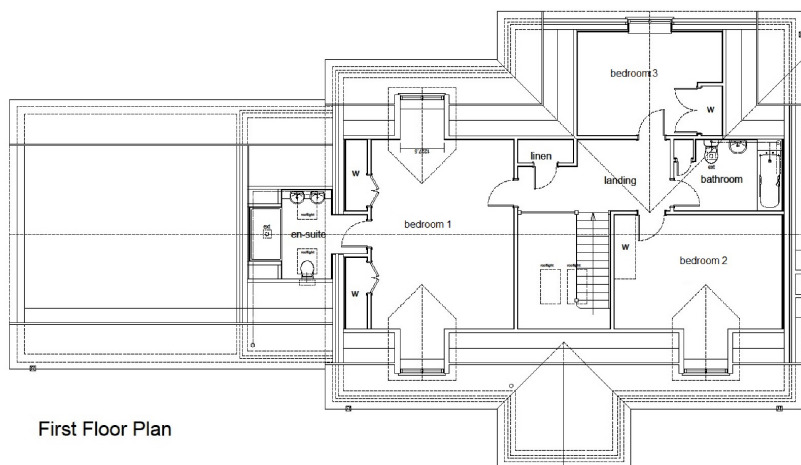
TENURE

We understand that the property is of freehold tenure and vacant possession will be given upon completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

1 Darby Close, Nesscliffe, Nr Shrewsbury, SY4 1BE



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Energy Performance Ratings

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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