



**FOR SALE**

Offers in the region of £549,999

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

(3) An exclusive gated development of substantial luxuriously appointed detached country houses with generous sized gardens enjoying views over surrounding countryside, set back from a country lane 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**
- **Accommodation ext. to over 2300sqft**
- **Bespoke finish available**
- **Ground floor Bed & Sh/rm**
- **Open views to rear**
- **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.

3 Darby Close is an architect designed 'cottage style' four bedroom detached property with a detached garage and gardens enjoying lovely open views.

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, Living Room, Study, Utility Room and ground floor Bedroom with separate Shower Room, together with three first floor Bedrooms (Master Bedroom with Ensuite Shower Room) and a Family Bathroom. The property benefits from an underfloor oil fired central heating system, double glazed windows and doors throughout and a Professional Consultants Certificate.

The property will be finished to a high specification and the purchaser will be given the opportunity to liaise with a representative of Gratton Oakes Ltd. to have an input in to the finish of the property internally.

The sale of 3 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.

Halls, the selling agent, strongly recommend an immediate inspection of 3 Darby Close which is available for viewing immediately.

## SITUATION

3 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.

## SCHOOLING

Within walking distance of Darby Close is the popular St Andrews CE Primary School and within a short drive are a number of highly rated state and private schools to include, Moreton Hall, Ellesmere College and Shrewsbury School together with a number of Preparatory schools.

## 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. 3 Darby Close will be the third property on your right hand side as you enter the development.





4 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



Site Plan

#### 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: 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

An extensive gravelled drive leads to a detached:

#### GARAGE

Approx 18'1" x 18'1" (Approx 5.5m x 5.5m)  
With an electrically operated single front entrance door, concrete floor and a rear pedestrian door.

#### GARDENS

The gardens include a paved patio area to the rear providing an ideal outdoor entertaining space leading on to extensive lawns giving the purchaser the opportunity to landscape according to ones individual tastes and preferences. The gardens enjoy views over open countryside.

#### 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.

#### DISCLAIMER

The site layout may be subject to alterations during the construction process which may differ from the plans provided and the elevated projected images within these particulars.

#### MANAGEMENT COMPANY

There will be a Management Company in place to maintain the access gates and any communal areas costing around £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

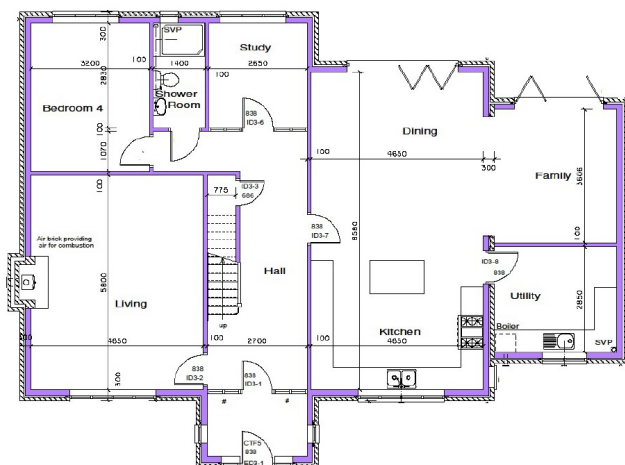
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

#### COUNCIL TAX

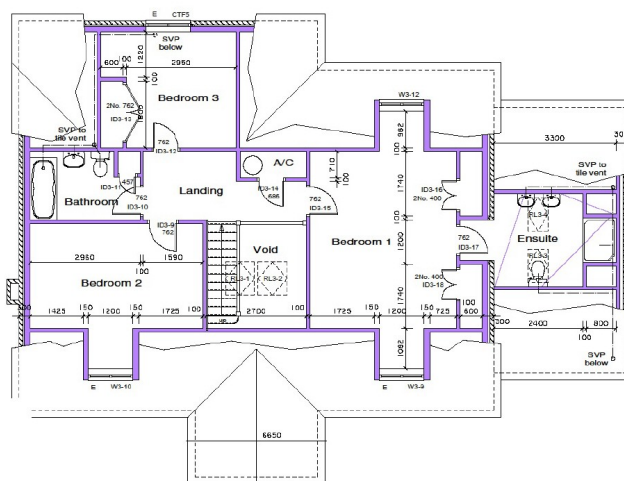
To be assessed.

# FOR SALE

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



Ground floor



First floor

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.

**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.

### Energy Performance Ratings



## 01691 622 602

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