



**FOR SALE**

Asking price £629,995

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

\*\*\* OPEN DAY \*\*\*

SATURDAY 24TH AUGUST 2019 - 9AM UNTIL 12PM

(9) Award winning Gratton Oaks construction team are proud to present this substantial, beautifully appointed exclusive 5 bedroom home, set within the private development of Darby Close.



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**
- **Generous sized plot**
- **Views to rear**
- **Edge of village location**

### \*\*\* OPEN DAY \*\*\*

The development will be open for viewings on Saturday 24th August 2019 from 9am until 12pm. Please feel free to visit the site to discuss the development with a member of our team.

### DESCRIPTION

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

Overlooking the beautiful hills of Nesscliffe country heritage park, Darby Close is an exclusive gated development of 9 homes. Enjoying the benefits of rural living and yet within easy access of Shrewsbury, Oswestry and beyond.

No 9 Darby Close is an individual architect designed 5 bedroom home, with double garage and large garden. Step through the oak beamed porch into the impressive full height entrance hall. A dramatic individual feature lit by two skylights with space for a truly spectacular light fitting.

There is a generous sized lounge with log burner and bay window overlooking the front of the property with woodland views. Double doors lead into a fabulous 10.5m Kitchen/Dining room. From here a wall of glazed bi-folding doors leads into a stunning south facing garden/sunroom with glazed roof light. This, in turn, opens onto the south facing rear garden and patio area.

Downstairs also includes a generous sized utility room and downstairs cloakroom included is beautiful oak doors, oak flooring, carpet and underfloor heating. Overall a very light and open layout.

Upstairs there are 5 double bedrooms, 2 of which are en suite, the master bedroom also having walkthrough wardrobe area. Family bathroom. Beautiful oak doors, fitted wardrobes, radiators and carpet. All bedrooms have far reaching views.

Working with Gratton Oakes' experts, you will have the exciting opportunity to design and plan your own high-quality kitchen. From layout to cabinetry, traditional to contemporary, the choice is yours. Making your home truly personal to you and your family.

Work with our team to design your bathroom suites.

Alternatively we can select the perfect kitchen and bathrooms for you.

No 9 is a large corner plot with gardens surrounding the house and generous private gravelled driveway. Currently laid to lawn with established hedge to rear.

### SITUATION

Darby Close is in the lovely village of Nesscliffe. A rural village with good local amenities including pub, shop, garage & school. The property overlooks the stunning hills of Nesscliffe country heritage park. The perfect place for dog walking, running, mountain biking and children's adventures. With wooded walks and spectacular views over Shropshire, the Longmynd and into Wales.

Nesscliffe is conveniently located off the A5, providing easy access both north and south with Shrewsbury (7.5 miles) and Oswestry (9 miles). Both provide excellent shopping and schools.

### 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 Darby Close will be situated on your left hand side identified by a Halls 'For Sale' board.

### GROUND FLOOR



3 Reception  
Room/s



5 Bedroom/s



3 Bath/Shower  
Room/s



#### Reception hall

Kitchen/Dining Room: 10.5m x 4.5m

Living Room: 7.2m x 3.7m

Sun Room: 4m x 3.8m

Utility Room: 3m x 2m

Downstairs Cloakroom

#### FIRST FLOOR

Bedroom 1: 4.3m x 4m

Dressing Room

Ensuite Shower room

Bedroom 2: 3.7m x 3.5m

Ensuite Shower room

Bedroom 3: 3.85m x 2.8m

Bedroom 4: 4.6m x 3m

Bedroom 5: 4.6m x 3m

Family Bathroom

#### NB.

Please note that the measurements provided have been taken from the Architects plans and are approximate measurements only.

#### OUTSIDE

An extensive gravelled drive provides ample parking and manoeuvring space fronted by a:

#### DOUBLE GARAGE

21'4" x 18'1" (6.5m x 5.5m)

With two electrically operated front entrance doors.

#### 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.

#### 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 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

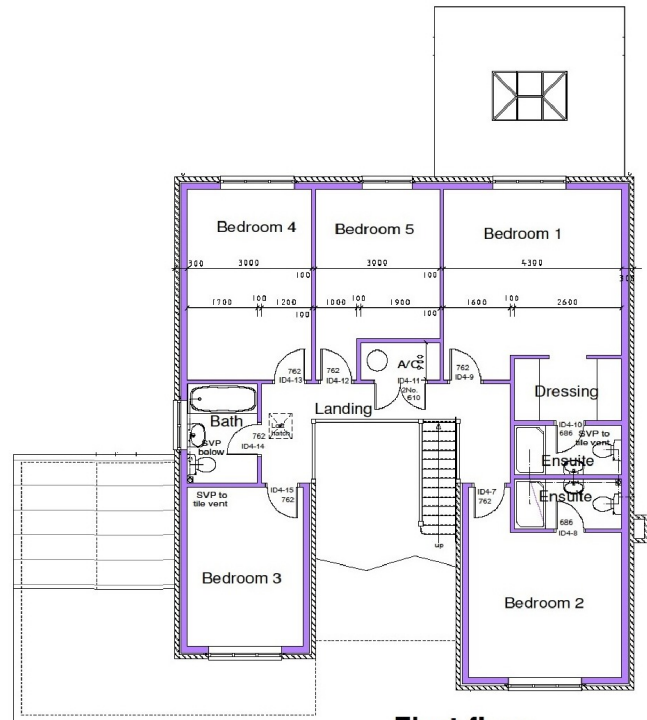
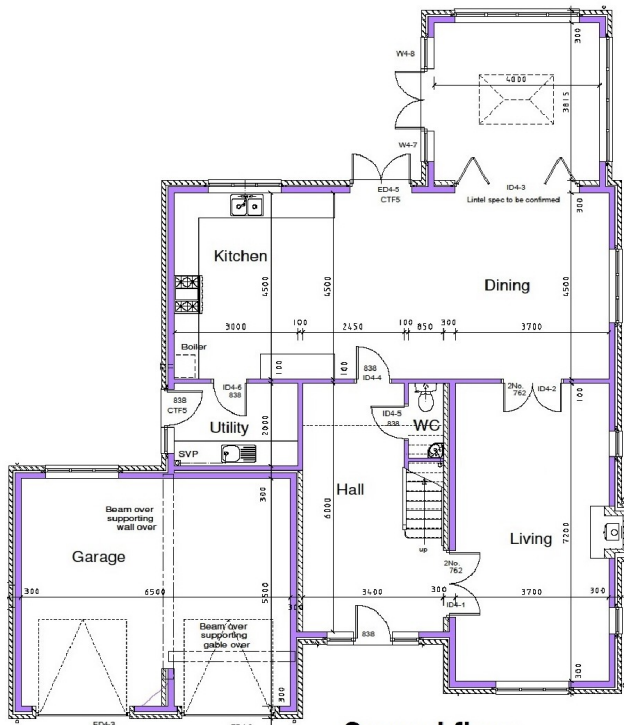
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

#### COUNCIL TAX

To be assessed.

#### VIEWING

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.



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**

**Ellesmere office:**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E. ellesmere@hallsgb.com



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