



STEPHENSON BROWNE

**Mossfield Way, Whitchurch**

SY13 3BP



**£313,995**

## Description

A beautifully presented three-bedroom detached family home, located on the popular Talbot Place development in Whitchurch and offering well-designed, energy-efficient accommodation throughout.

The hub of this home is the impressive open-plan kitchen and dining area, creating a sociable space for both everyday living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room and providing an excellent connection between indoor and outdoor living. The ground floor also benefits from a spacious dual-aspect lounge, offering a bright and comfortable setting for relaxation, together with a convenient cloakroom.

Upstairs, the principal bedroom enjoys the added luxury of an en-suite shower room, while a further double bedroom, single bedroom and contemporary family bathroom provide flexible accommodation ideal for families, professionals or those looking for additional home office space.

Externally, the property benefits from a private rear garden, driveway parking and a detached layout that offers greater privacy and kerb appeal. Built to modern energy-efficient standards, the home also features an EV charging point and is covered by a 10-year NHBC warranty for added peace of mind.

Talbot Place is ideally situated just over a mile from Whitchurch town centre, with its range of shops, cafés, schools and transport links, while enjoying easy access to the surrounding Shropshire countryside.





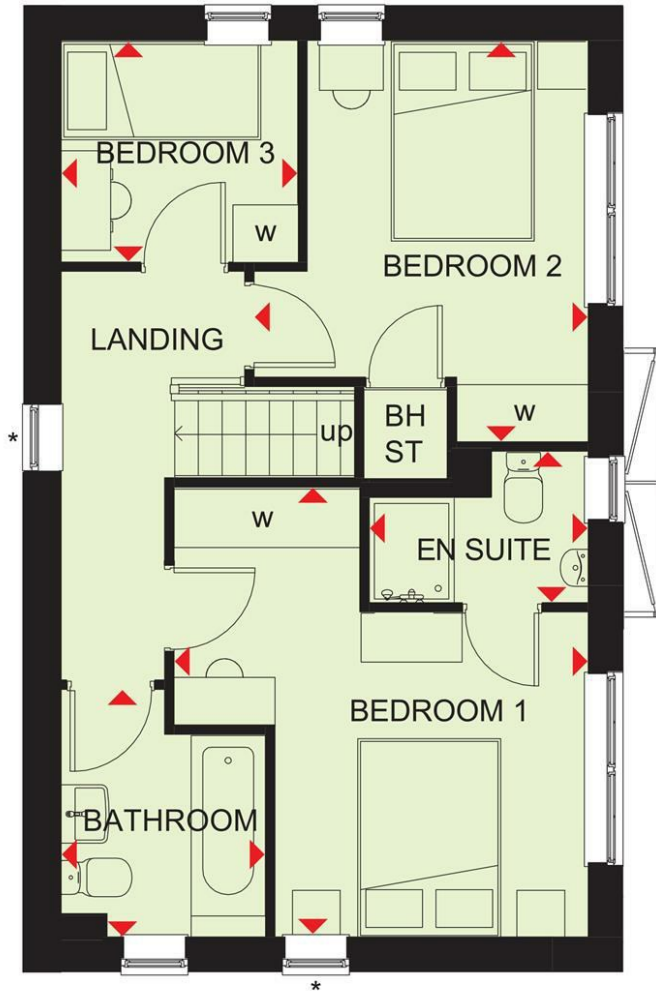
## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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# Floorplans



# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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