

3 Hatchetts Close Burlton Shrewsbury SY4 5TP



4 Bedroom House - Detached
Offers In The Region Of £420,000

The features

- EXECUTIVE FAMILY HOME
- FOUR EXCELLENT SIZED BEDROOMS
- TWO SHOWER ROOMS
- THREE VERSATILE RECEPTION ROOMS
- DRIVEWAY, GARAGE AND MATURE REAR GARDEN
- CUL-DE-SAC LOCATION
- SEMI RURAL LOCATION WITH TRANSPORT LINKS
- NEARBY TO STATE AND PRIVATE SCHOOLING
- NO UPWARD CHAIN
- EPC D



*** NO UPWARD CHAIN - FAMILY HOME IN SEMI RURAL LOCATION ***

This neatly presented and wonderfully proportioned property offers versatile rooms with an excellent flow, ideal for both everyday family living and larger scale entertaining. Well suited to those with a growing family or working from home.

Occupying an enviable position in this idyllic North Shropshire village with ease of access to range of amenities and schooling, along with being well placed for commuters with ease of access to a number of market towns and the County Town of Shrewsbury.

The deceptively spacious accommodation briefly comprise Reception Hallway, Kitchen/Dining Room, Living Room, Dining Room, Study/Play Room, Utility, Cloak Room, Four excellent sized Bedrooms serviced by Two Shower Rooms.

The property has oil fired central heating, double glazing, driveway parking, double Garage and enclosed rear garden.

Viewing highly recommended.

Property details

LOCATION

The property is located in a delightful semirural setting a short distance from the nearby villages of Burlton where you will find the popular eatery The Burlton Inn. The nearby market town of Wem approximately 4 miles where you will find a host of amenities including primary and secondary schools, supermarket, independent stores, churches, doctors, dentist and railway station with links to the County Town, Crewe and London. There are also school bus services to Wem, Baschurch and Ellesmere. Shrewsbury and the A49/A5//M54 motorway network are easily accessible.

RECEPTION HALLWAY

Part glazed uPVC front door opens into a spacious central hallway of which radiate the reception rooms.

KITCHEN/DINING ROOM

Fitted with a range of timeless wooden cabinetry under contrasting work surfaces incorporating 1.5 stainless steel drainer sink. Appliances include recently fitted Belling range cooker along with integrated under counter fridge, freezer and dishwasher. Further range of matching eye level units and ample space for dining table and chairs. Window and French doors overlooking the garden.

UTILITY ROOM

Fitted with storage cupboards under work surfaces incorporating large composite single drainer sink. Space for freestanding appliances, boiler and door onto walkway side of house.

LIVING ROOM

Flooded with light from double doors leading out to the garden. Coal effect fire set into striking carved stone surround.

DINING ROOM

With window to front this could serve as a formal dining space or additional reception room.

STUDY/PLAY ROOM

With built in bookcases, a versatile reception room with window to front.

CLOAK ROOM

Partly tiled and fitted with low-level flush WC, hand wash basin and radiator.

Staircase winds and rises to the gallery first floor landing with loft access.

PRINCIPAL BEDROOM

A superbly generous sized room with two sets of built-in wardrobes and window overlooking the garden. Door into the

EN-SUITE SHOWER ROOM

Partly tiled and fitted with white suite comprising corner shower cubicle low level flush WC and hand wash basin set into vanity unit. Radiator and window to side.

BEDROOM TWO

An excellent size double bedroom with ample space for freestanding furniture and window to front with rural views.

BEDROOM THREE

With space to fit a double bed and window overlooking the garden.

BEDROOM FOUR

Another double bedroom with window two front and view over neighboring farmland.

FAMILY SHOWER ROOM (FORMERLY BATHROOM)

Fitted with a white suite comprising large walk-in shower cubicle, low-level flush WC and hand wash basin set into vanity unit. Radiator, window to side and airing cupboard.

OUTSIDE

Once entering Hatchetts Close the property is approached to the left along a private driveway giving access to four residences'. Number three is found at the end of the cul-de-sac occupying a wonderful corner plot. There is driveway parking for a number of vehicles in front of a double garage with electric up and over door and service door directly into the garden.

The delightful mature gardens have been created and matured under the current ownership to provide all year-round colour structure and interest. There are a number of charming seating areas, full stop borders and expanse of lawn.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected except gas. There is oil fired central heating at the property.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

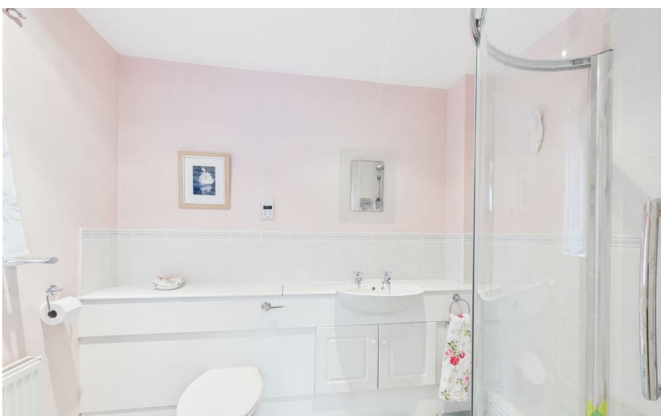
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

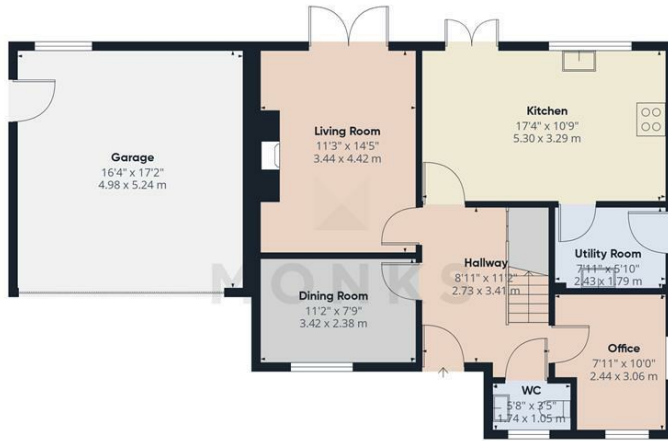
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1631 ft²
151.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	56	72
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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