



Ivy House  
Yorton Heath Shrewsbury  
SY4 3EU

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4 bedroom House - Detached property  
Offers in the region of £585,000

For homes with  
that royal touch.





\*\*\* BEAUTIFULLY APPOINTED AND SET IN LARGE GARDENS \*\*\*

Ivy House - an immaculately presented 4 bedroom home which has been greatly enhanced by its current owners and is perfect for a growing family or those looking to retire down to a more peaceful location.

Presented to an exceptional standard with light and airy rooms, each finished with Karndean flooring throughout and which truly must be viewed to be fully appreciated.

Set in this much sought after Hamlet in the heart of North Shropshire just 7 miles from the Town Centre in a large plot which is bordered by open farmland.

Reception Hall, Cloaks/Shower Room, through Lounge, Dining Room, attractively fitted Kitchen, Utility and Conservatory, 4 Bedrooms, two of which benefit from a Cloakroom and large family Bathroom.

Driveway with ample parking and Garaging which lends itself for conversion to Annexe/Home Office/Hobbies Room, subject to the necessary consents.

Viewing Highly Recommended.

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#### LOCATION

Occupying an enviable position in the hamlet of Yorton Heath which lies a short distance from the much sought after Village of Clive where you will find amenities including School, active Village Hall, Hub and Church. Close by there is a regular bus service to the Town Centre along with Railway Station with links to Shrewsbury and Crewe. The busy North Shropshire market town of Wem is a short distance away where you will find a host of facilities and the County Town of Shrewsbury is approximately 7 miles away and links to the A49/M54 motorway network.

#### RECEPTION HALL

Covered entrance with door opening to spacious Reception Area with window to the front, radiator.

#### CLOAKS/SHOWER ROOM

Well appointed with large walk in shower cubicle with direct mixer shower unit with drench and hand held head, fully tiled surrounds. Concealed wash hand basin and WC set into high gloss vanity surround with storage beneath and large wall mirror over, heated towel rail.

#### THROUGH LOUNGE

A lovely light room with dual aspects to the front and rear. Naturally well lit from two windows to the front with fitted shutter blinds and double opening French doors with glazed side screens opening onto the rear garden, perfect for outdoor entertaining. Chimney breast housing cast iron log burner set onto slate hearth, fitted wall lights, media points, radiator.

#### DINING ROOM

with window to the front fitted with shutter blinds, useful under stairs recess, radiator.

#### CONSERVATORY

Being of brick and sealed unit double glazed construction with power and heating and double opening French doors leading onto the side patio area and garden.

#### KITCHEN

The Kitchen is beautifully fitted with a range of quality high gloss white fronted units incorporating inset sink with mixer taps with drawer pack beneath. Comprehensive range of matching deep drawer units and two corner carousel units with wood

effect work surfaces over, inset halogen hob with extractor hood over and pan drawers beneath and integrated dishwasher and full height fridge, both with matching fascia panels. Built in double oven and grill with cupboards above and below and extensive range of wall mounted units with concealed lighting beneath. Large window providing a lovely backdrop over the garden and open countryside beyond.

#### UTILITY ROOM

Having inset sink set into base cupboard with solid worksurface extending to the side with space and plumbing for washing machine, further storage with additional space for tumble dryer and matching range of eye level wall units. Door and window to the garden. Radiator.

#### FIRST FLOOR LANDING

Enclosed staircase leads to the First Floor Landing with exposed wall timbers. Landing with two windows to the rear with aspect over the garden and open fields beyond. Radiator.

#### BEDROOM 1

Naturally well lit with window to the front and side, built in double wardrobe, radiator.

#### CLOAKROOM

Recently refitted with contemporary concealed suite comprising wash hand basin and WC set into high gloss vanity surround with storage, radiator, window to the side.

#### BEDROOM 2

with window to the rear providing a lovely aspect over the garden and open countryside beyond. Radiator.

#### BEDROOM 3

with window to the front, radiator.

#### BEDROOM 4

again with window to the front, range of fitted shelving, radiator.

#### CLOAKROOM

with suite comprising WC and wash hand basin set into concealed vanity unit, radiator.

#### FAMILY BATHROOM

Beautifully appointed with large contemporary bath, high gloss wash hand basin set into vanity unit with drawers beneath and



fitted wall mirror over and walk in shower cubicle with glazed sliding doors, direct mixer shower with drench head and hand held shower. Complementary tiled surrounds, heated towel rail, window with fitted shutters providing lovely outlook over the gardens and countryside beyond.

#### **GARAGING AND PARKING**

The property is approached over stoned forecourt area with parking for several cars and leading to the Garage block which comprises of Garage 1 with up and over door and incorporating a workshop area and adjoining Garage 2 again with up and over door, power and lighting.

#### **OUTSIDE**

Set in beautiful extensive gardens which are laid mainly to lawn with flower and shrub beds and large productive vegetable area. Large paved sun terrace with raised

#### **SERVICES**

We are advised by the Vendors the property has Mains Gas, water and electricity with drainage to a septic tank. We would recommend this should be verified during pre-contract enquiries.

#### **TENURE**

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

#### **GENERAL INFORMATION**

##### **FINANCIAL SERVICES**

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

##### **LEGAL SERVICES**

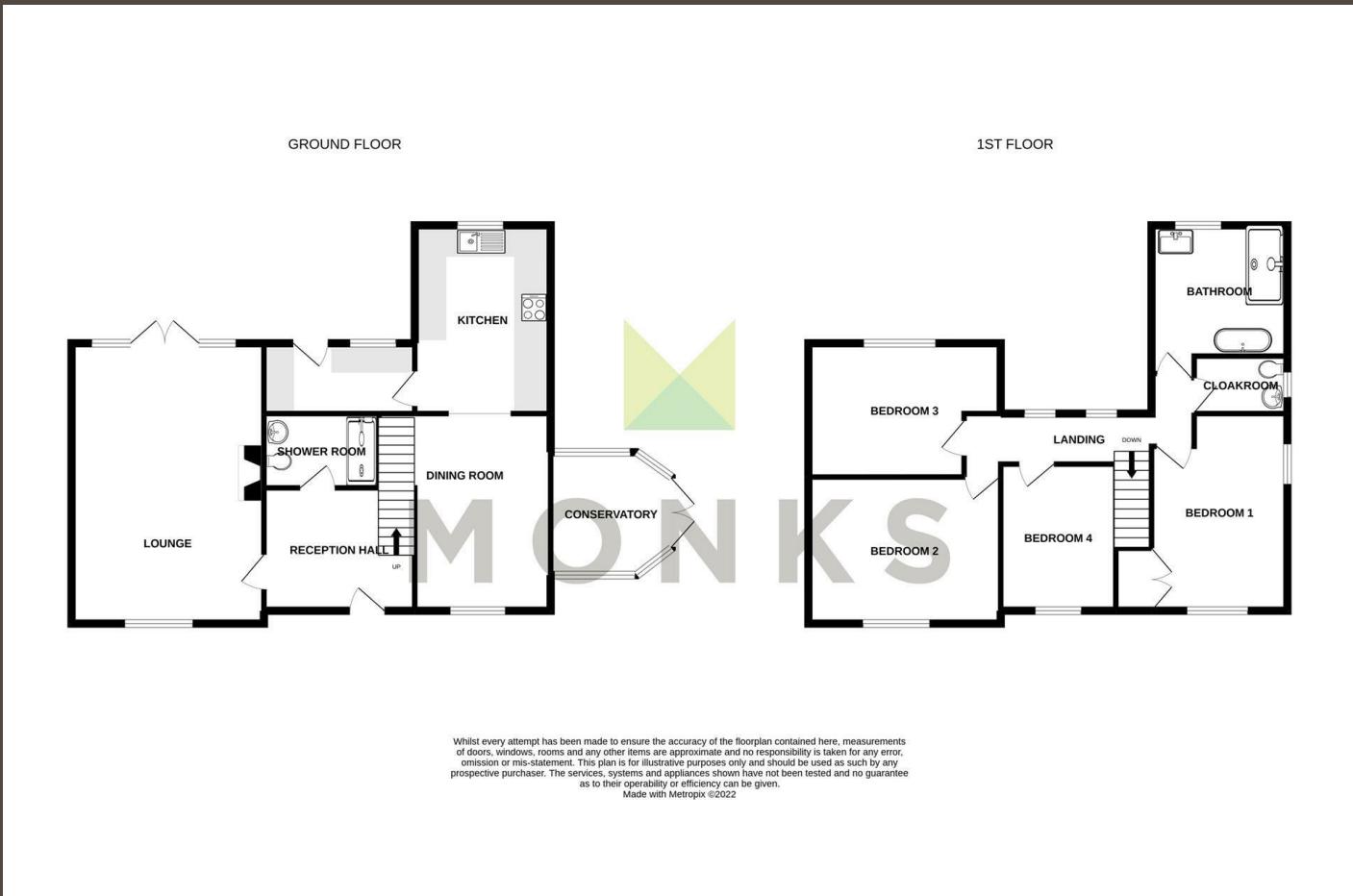
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

##### **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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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Shropshire, SY1 1HL

**We're available 7 days a week**  
HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

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