



MONKS

Spring Meadow Orchard Lane **Hanwood Shrewsbury** **SY5 8LD**

4 bedroom House - Detached property
Offers in the region of £845,000







*** IMPRESSIVE DETACHED HOUSE WITH 2.5 ACRE PADDOCK AND LARGE STORE***

With floor space of nearly 3,000 sq ft this impressive detached home offers deceptively spacious accommodation with each room having pleasing dimensions and is perfect for a growing family or those just looking for space.

For hobbies enthusiasts tucked away at the end of the driveway, there is an excellent purpose built impressive storage unit.

Occupying an enviable private tucked away position in the heart of this much sought after village on the Southern edge of the Town with good local amenities including primary school, church, general store/post office and public house. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises impressive Reception Hall, Lounge with log burner, Family Room, Home Office/Study, large open plan Living/Dining/Kitchen, Utility/Boot Room and Cloakroom. On the First Floor is a large Galleried style Landing, Principal Bedroom with Dressing Room and en suite, Guest Bedroom with en suite, 2 further double Bedrooms and family Bathroom.

The property has the benefit of solar panels, central heating, double glazing, driveway with ample parking, gardens and paddock.

Viewing highly recommended.

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LOCATION

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NOTE

Please note:- The Paddock area of the property is subject to an overage clause. Further details of this can be obtained from the selling agents.

RECEPTION HALL

Steps lead up to the Entrance door with glazed side panels to the impressive Reception Hall, wooden effect flooring, radiator.

LOUNGE

A well proportioned room having windows to the side and rear. Fire surround and hearth housing cast iron log burner, media point, radiator.

FAMILY ROOM

with window to the front, media point, radiator.

HOME OFFICE

with window to the rear, radiator.

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

The perfect hub of the home and ideal for those who love to entertain. The family living area has window overlooking the garden and double opening French doors leading onto the sun terrace. Media point, radiator. Dining Area having window to the front and great space for large dining table, radiator.

The Kitchen is fitted with range of cream high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher. Range cooker with extractor hood over, space for American style fridge freezer and matching eye level wall units. Breakfast island with over hang seating area and additional storage cupboards and baskets.

Windows to the side and French doors leading onto the patio, tiled flooring and recessed ceiling lights. Radiator.

UTILITY ROOM

A good sized Utility/Boot Room with continuation of high gloss fronted units incorporating single drainer sink set into base cupboard with work surface extending to the side with ample space for appliances. Solar Panel control systems, window and door to the side. Radiator.

CLOAKROOM

with WC and wash hand basin set into vanity with storage, window to the side, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to a large Galleried style Landing with access to roof space, Airing Cupboard and off which lead

PRINCIPAL BEDROOM

with window to the rear with lovely aspect over the garden and paddock. Media point, radiator.

DRESSING ROOM

having range of floor to ceiling wardrobes running the width of one wall, radiator, window to the rear with views over the garden and paddock.

EN SUITE BATHROOM

with suite comprising panelled bath, large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

GUEST BEDROOM

A generous sized guest suite with window overlooking the rear garden and paddock.

WALK IN WARDROBE

with ample space for rails and shelving.

EN SUITE SHOWER ROOM

with suite comprising fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

BEDROOM 3

A further generous double room with window to the front, radiator.

BEDROOM 4

Another generous double room with window to the front, radiator.

BATHROOM

with suite comprising panelled bath with mixer taps/shower attachment, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

OUTSIDE

The property occupies a truly enviable, tucked away location at the end of a private driveway which gives access to just 3 homes. At the end of the drive you will find Spring Meadow, approached through gate and over gravelled driveway which provides ample parking and hard standing and leads to the DETACHED DOUBLE GARAGE with twin up and over doors, power and lighting and personal door to the side.



The Garden is of an excellent size being laid extensively to lawn with large paved sun terrace and covered gazebo area with additional paving and enclosed dog run with concrete pad. Summerhouse.

The driveway continues to the LARGE STORAGE UNIT which has large roll up door to the front and two personal doors to the side. A huge space which is perfect for a hobbies enthusiast, ample power and lighting.

Additionally there is an enclosed 2 acre paddock which is enclosed with post and wire fencing and bordered by farmland.

SERVICES

We are advised that all main services are connected.

GENERAL INFORMATION

TENURE

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

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band G - 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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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		
	84	90
England & Wales		
EU Directive 2002/91/EC		

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

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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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