



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Cypress Villa, 1 Cruckton Close, Shrewsbury, SY3 8XE

£475,000 Region

To view this property please call us on **01743 236 800** Ref: T7978/SL/KQ

A truly immaculate, well appointed and improved, mature, detached four bedroom family house, situated in a convenient cul-de-sac position in this popular and sought after residential area.

This property, which is presented throughout to an exacting standard, has been much improved by the current owners to provide well planned spacious family accommodation with rooms of pleasing dimensions. The property benefits from gas fired central heating and double glazing, a large garage and ample parking.

The property occupies an enviable corner plot in this small, exclusive cul-de-sac situated on the western fringe of Shrewsbury. The property is conveniently placed within easy reach of the Royal Shrewsbury Hospital, popular schools and both the state and private sector, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 motorway link.



INSIDE THE PROPERTY

OPEN ENTRANCE PORCH

ENTRANCE HALL

Polished wood block floor

CLOAKROOM

Wash hand basin, wc

Built in understairs store cupboard

LOUNGE

22'3" x 13'4" (6.78m x 4.06m)

A pleasant room with polished wood block floor

Dual aspect with windows overlooking the garden

Fireplace recess housing a log burning stove with raised hearth

DINING ROOM

12'8" x 12'11" (3.86m x 3.93m)

Wood block floor

Attractive fireplace recess

Archway to:

WELL APPOINTED KITCHEN

16'0" x 10'10" (4.88m x 3.29m)

Neatly kept and fitted with a range of matching modern units

Window and door opening onto the garden

UTILITY ROOM

9'2" x 6'6" (2.79m x 1.99m)

Fitted with a range of matching units

From the entrance hall a STAIRCASE rises to a FIRST FLOOR LANDING with built in store/linen cupboard.

BEDROOM 1

10'3" x 13'4" (3.12m x 4.06m)

Ranges of built in wardrobes

EN SUITE SHOWER ROOM

Walk in shower

Wash hand basin, wc

BEDROOM 2

6'8" x 12'11" (2.04m x 3.93m)

BEDROOM 3

8'0" x 10'10" (2.45m x 3.29m)

BEDROOM 4

6'9" x 9'4" (2.05m x 2.84m)

FAMILY BATHROOM

Panelled bath

Wash hand basin, wc

From the first floor landing, a door allows access to a FURTHER STAIRCASE rising to:

BOARDED ROOF SPACE

Providing ample storage space.

With necessary planning consents, could provide additional bedroom accommodation.

OUTSIDE THE PROPERTY

LARGE SINGLE GARAGE

Double doors

Personal door to the garden

Sliding door to:

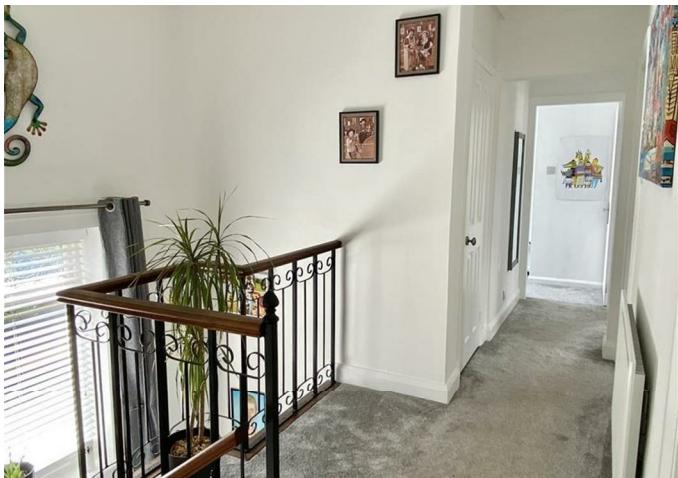
WORKSHOP

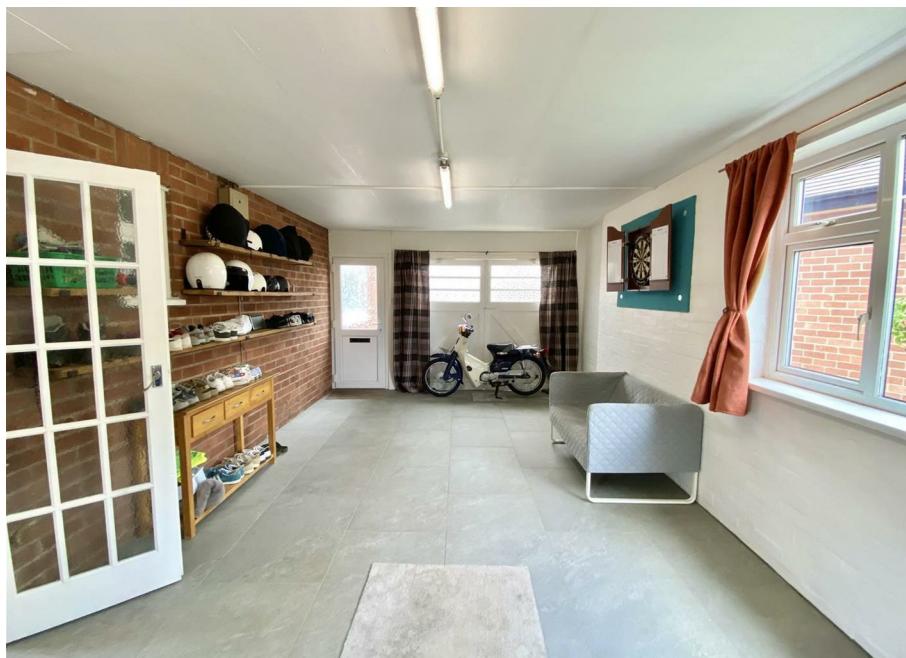
The property occupies an enviable corner position and is approached off Cruckton Close over a tarmacadam drive which provides parking and serves the garage, together with the reception area to the rear. In addition to the drive is a further gravelled area, providing hardstanding and parking for guests cars, boat, caravan etc.

The formal gardens are laid to lawn with an extensive paved patio area and enjoy a sunny south facing aspect and are well enclosed on all sides by established hedges.

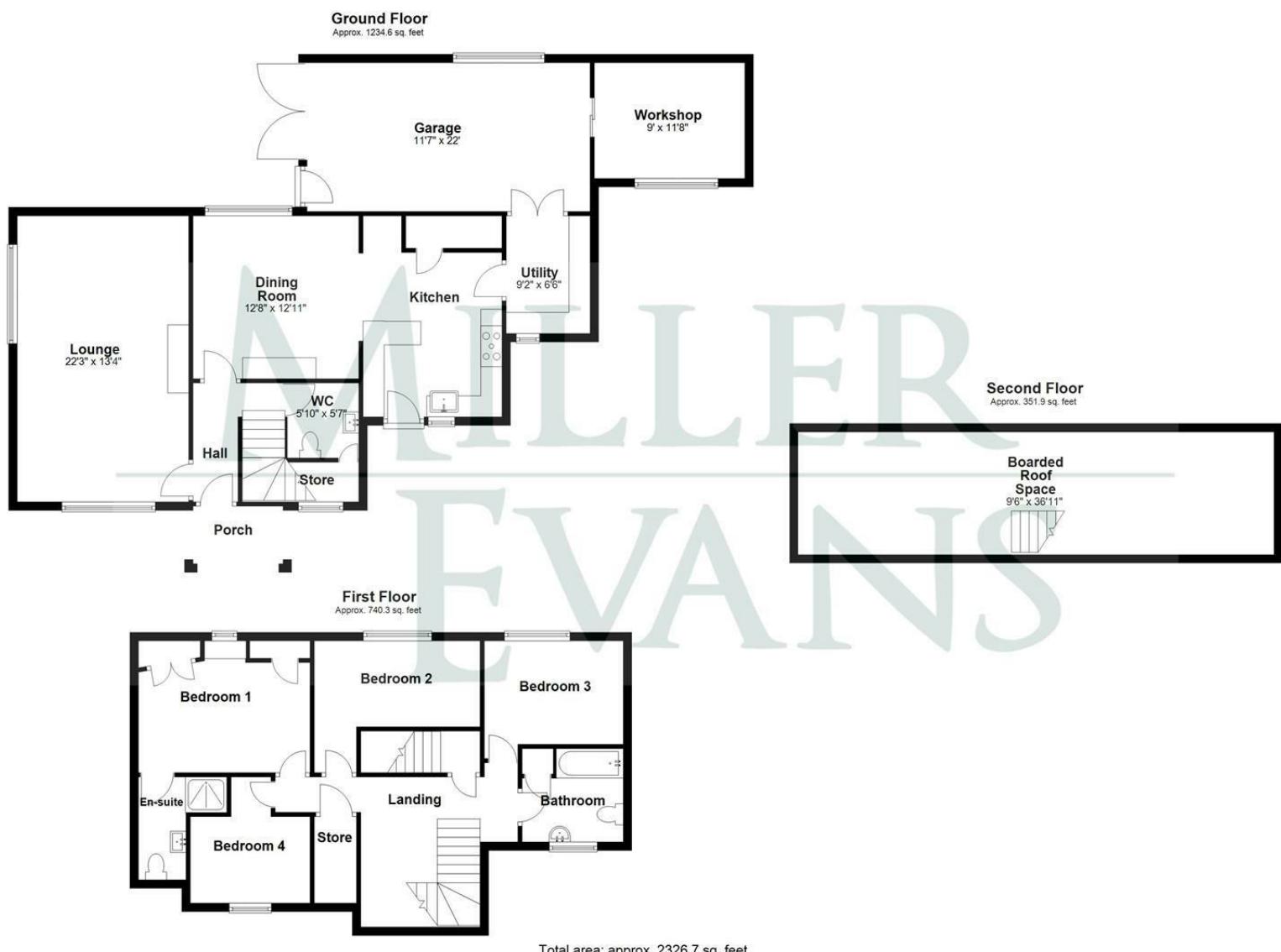






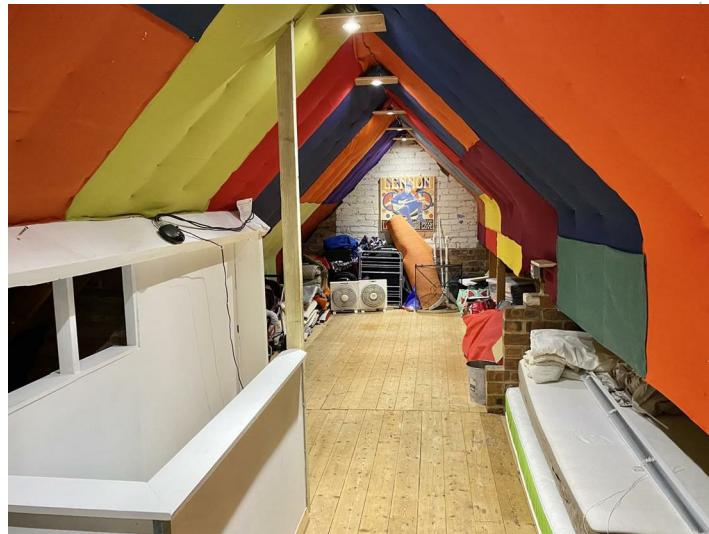
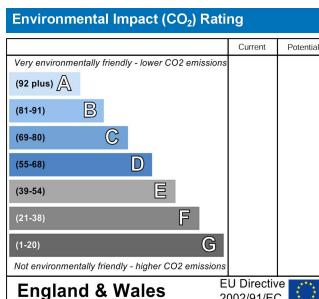
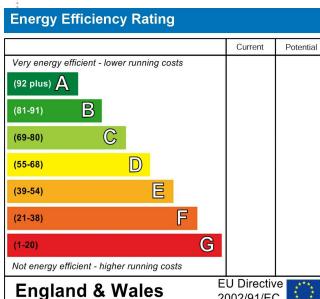


FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Continue to the Mytton Oak Traffic Island and take the second exit onto Mytton Oak Road. Continue for some distance, eventually turning right into Cruckton Close.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

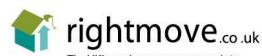
LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: E

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