



**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



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# 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.



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## 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.





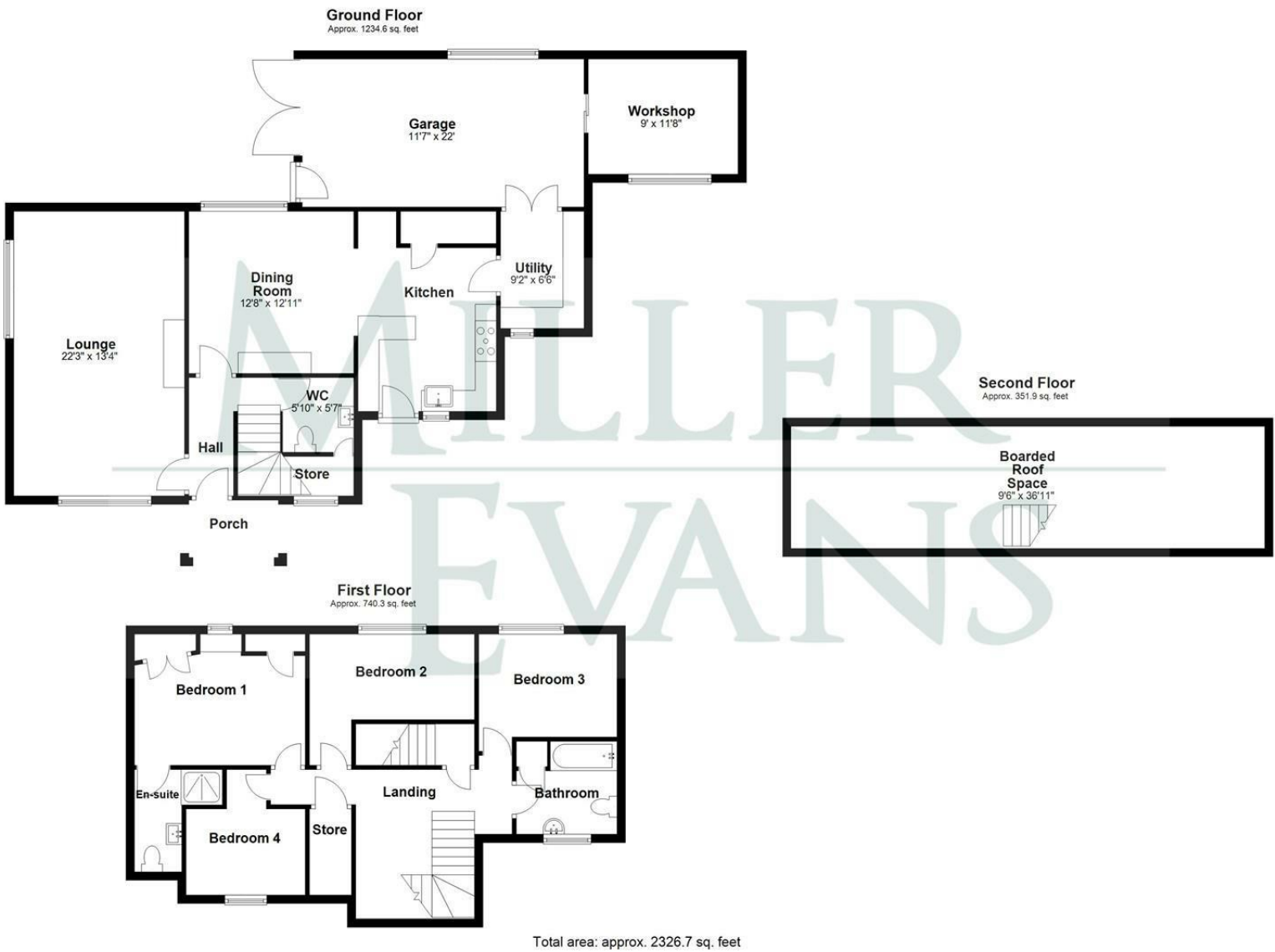








FLOOR PLANS ...





## 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.

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	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	



## 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

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

## DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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