



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Candia, Great Ness, Shrewsbury, SY4 2LE

£450,000 Region

To view this property please call us on **01743 236 800** Ref: C7239/GM/AT

An extremely well presented and well appointed 3 bedroomed detached bungalow

This extremely well presented and well appointed, modern, 3 bedroomed detached bungalow provides deceptively spacious and much improved accommodation, with rooms of pleasing dimensions. The accommodation comprises, entrance hall, lounge with a log burner, dining room, kitchen, breakfast room, utility area/WC, master bedroom with shower room en-suite, 2 further double bedrooms and a principal bathroom. Extremely attractive gardens and ample parking. The property also benefits from a recently replaced Worcester oil fired central heating boiler, newly replaced oil tank and UPVC double glazing throughout. Gated driveway and ample parking.

This property is pleasantly situated in this extremely sought after and popular village within a conservation area and delightful outlook over countryside and towards the village church. Great Ness is approximately 6 miles west of Shrewsbury and is well placed within easy access to the Shrewsbury by pass. The nearby village of Nesscliffe has a range of amenities including a garage/village shop, public house and bus service.



INSIDE THE PROPERTY

RECEPTION HALL

With flooring, PVC part glazed entrance door and two built in store cupboards with one housing a CCTV unit.

LIVING ROOM

19'4" x 12'10" (5.89m x 3.91m)

Feature fireplace with log burner.

Windows to the front and side, overlooking the delightful gardens.

DINING ROOM

10'5" x 9'3" (3.18m x 2.82m)

Windows to the front and side.

KITCHEN

13'6" x 9'9" (4.11m x 2.97m)

Fitted with a range of matching wall and base units, comprising of both cupboards and drawers with worktops over and tiled splash.

A range of incorporated appliances including a double oven, gas hob, sink unit and fridge freezer. Space and plumbing for a dishwasher.

Tiled floor, built in store cupboard and window to the front with a delightful outlook.

BREAKFAST ROOM

9'8" x 7'2" (2.95m x 2.18m)

PVC double glazed windows to the front and side, with a double glazed external door leading out to the gardens.

Tiled floor.

Feature exposed stone.

UTILITY/ WC

7'1" x 6'7" (2.16m x 2.01m)

Fitted units, with space and plumbing for white goods, low flush WC and wash hand basin.

BEDROOM 1

13'10" x 12' (4.22m x 3.66m)

Window to the side and built in wardrobe.

EN-SUITE

Modern white suite comprising double width tiled shower cubicle, pedestal wash hand basin, low flush WC.

Tiled walls and floor.

Wall mounted heated towel rail.

BEDROOM 2

15'2" x 9'11" (4.62m x 3.02m)

Built in double wardrobe, and window to the rear with a delightful outlook over the gardens and towards the village church.

BEDROOM 3

13'6" x 8'10" (4.11m x 2.69m)

Built in double wardrobe with window to the side and french doors to the rear leading out to a beautiful decked terrace.

BATHROOM

8'2" x 5'5" (2.49m x 1.65m)

White suite comprising panelled bath, shower screen and shower unit over.

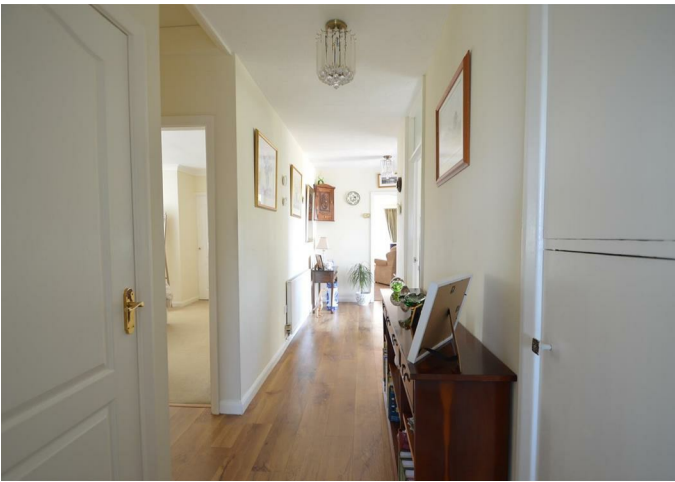
Wash hand basin and low flush WC set to a vanity unit.

Tiled floor and walls with wall mounted heated towel rail.

OUTSIDE THE PROPERTY

To the front the property is approached through double wooden gates onto a brick paved driveway providing ample parking and turning space. The gardens are attractively landscaped and extremely neatly kept with inset shrub and flower borders, feature pond and outside lighting.

A paved pathway leads to the side of the property with a pedestrian picket gate leading to a paved area which enjoys a delightful outlook towards the village church. A trellis arch and picket gate leads through to the rear garden which is extremely neatly kept and attractively landscaped, with manicured lawns, paved pathway, raised decked terraced area, flower and shrub borders, raised vegetable plots, summer house and garden sheds.







FLOOR PLANS ...

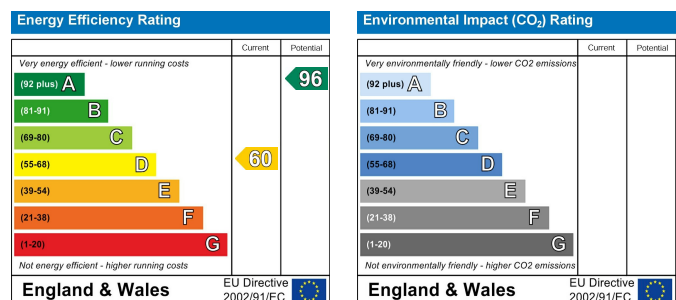
Candia, SY4 2LE



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed on the A5 towards North Wales, and at the Holyhead roundabout take the 3rd exit towards Nesscliffe. Proceed into the village, and at the crossroads turn right to Great Ness. Proceed into the village taking the second turning left towards the village church. Proceed down this road where the bungalow is the 3rd, found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, septic tank drainage and oil fired central heating 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

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.

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