



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Thorn Croft, Sutton Grange, Shrewsbury, SY2 6FA £510,000 Region

To view this property please call us on **01743 236 800** Ref: T7601/SL/lrd

A considerably large and exceptional detached four bedroom family house, occupying an enviable corner plot in the heart of this desirable and exclusive residential development.

2 Thorn Croft is beautifully occupied by the present owners to an exacting standard throughout, which viewers will truly appreciate. On the ground floor the entrance hall, benefits from a cloakroom and leads to a capacious lounge with French doors to the impressive landscaped walled garden which is arranged on two levels. There is a formal dining room (currently used as a snug), a well-equipped kitchen with a generous open-plan dining/family room and also a utility room. On the first floor is a master bedroom with en suite shower room, second bedroom with en suite shower room and two further large bedrooms and a substantial family bathroom with bath and shower. The walled garden accesses the detached double garage and driveway with two parking spaces. The property benefits from gas fired central heating and double glazing.

The property is located on the eastern fringe of Shrewsbury and is conveniently placed for excellent amenities including shops, recreational facilities, well renowned schools and the Reabrook Nature Reserve giving walking access to the town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

Built in under stairs store cupboard

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

14'7" x 16'2" (4.45m x 4.93m)

A pleasant, well proportioned room

Windows overlooking the gardens to the front and rear

Glazed French doors allowing access to the rear garden

SNUG

9'6" x 12'0" (2.90m x 3.66m)

Two windows overlooking the garden to the front and side

OPEN-PLAN KITCHEN / DINING / FAMILY ROOM

22'4" x 9'4" (6.81m x 2.85m)

Kitchen area superbly appointed and fitted with matching modern units and comprehensive range of integrated appliances

Large walk in bay window

Window to the fore

Window overlooking the garden to the rear

UTILITY

5'3" x 9'6" (1.60m x 2.90m)

From the entrance hall a STAIRCASE rises to a FIRST FLOOR LANDING with large double door built in cupboard.

MASTER BEDROOM

14'7" x 14'10" (4.45m x 4.52m)

Two windows overlooking the garden

EN-SUITE SHOWER ROOM

Luxuriously appointed en-suite shower room

Walk in shower, wash hand basin and wc

BEDROOM 2

9'5" x 14'8" (2.86m x 4.47m)

Two windows

EN-SUITE SHOWER ROOM

En-suite shower room with large walk in shower

Wash hand basin and wc

BEDROOM 3

15'6" x 8'11" (4.72m x 2.73m)

Window overlooking the garden

BEDROOM 4

13'0" x 9'9" (3.97m x 2.98m)

Window to the fore

FAMILY BATHROOM

Attractively appointed

Modern panelled bath

Wash hand basin and wc

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Detached double garage with twin up and over doors

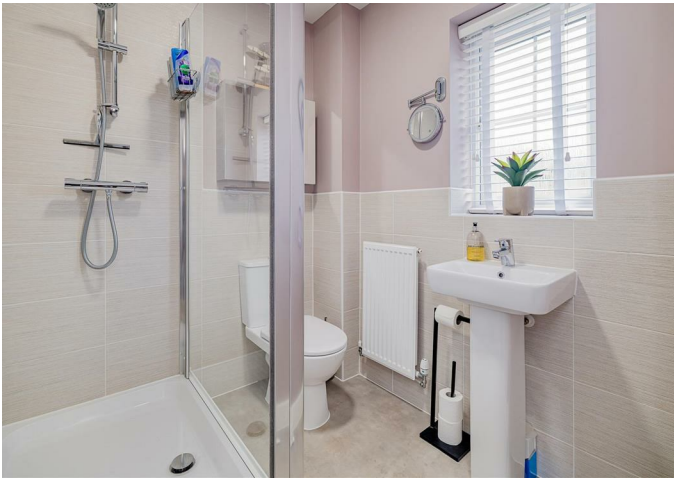
Concrete floor, electric light and power supply

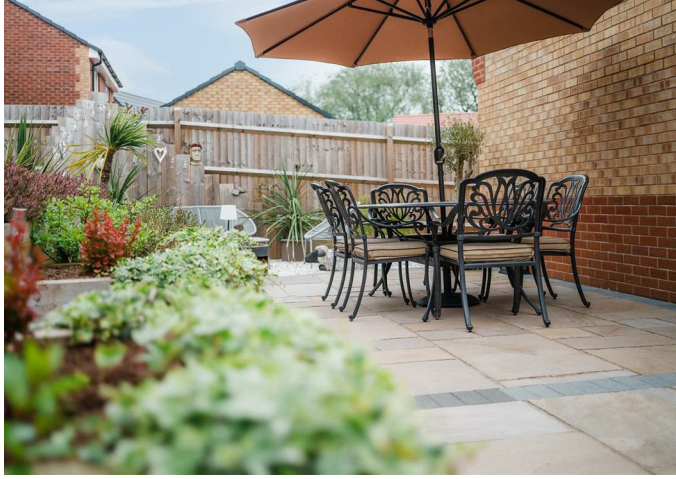
To the front, the property occupies an enviable corner plot with a forecourt to the front and side laid to lawn, with shrubs and a pathway serving the formal reception area.

To the rear, there is a particularly attractive well stocked professionally landscaped GARDEN. The garden is arranged over two levels. The upper level is served by an ornamental, randomly paved pathway with a gravelled area and a further paved seating area. The pathway is flanked by a neatly kept lawn with raised floral and shrubbery displays. Formal steps lead to a lower level with an extensive, randomly paved patio and terrace providing an attractive and ideal entertaining space with a further gravelled terrace, the whole enclosed on all sides and designed for ease of maintenance.









FLOOR PLANS ...

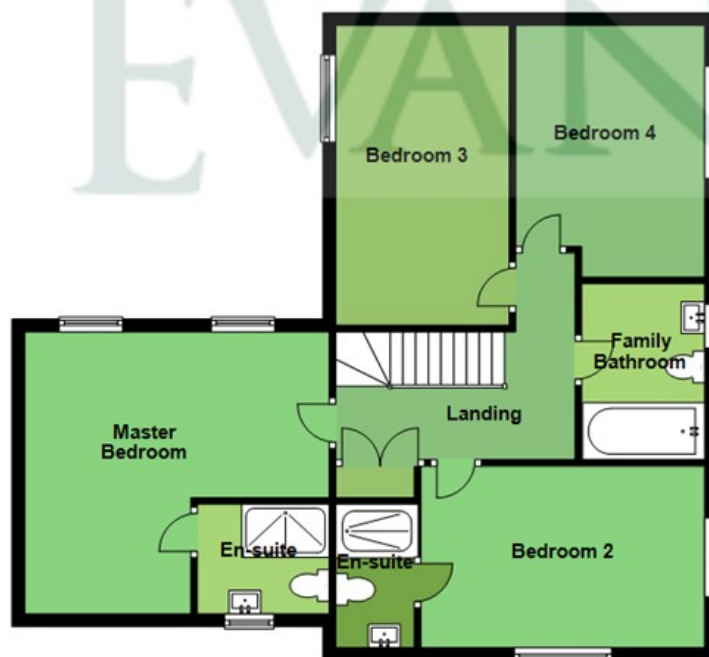
Ground Floor

Approx. 1140.7 sq. feet



First Floor

Approx. 831.2 sq. feet



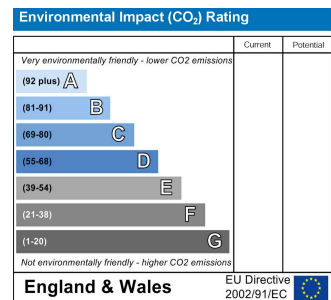
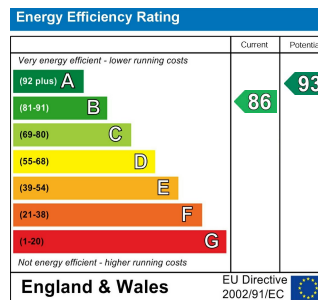
Total area: approx. 1971.9 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

From the Meole Brace Island, proceed on the Otley Road (the B4380). Continue to the second set of traffic lights and turn left into Murrell Way. Continue to the t-junction and turn right. Continue along Murrell Way for a short distance, turning left into Gardeners Place, second left into Old Rose Drive and right into Thorn Croft, where the property will be found immediately on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



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: F

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.

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