

**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Carnforth Close, Shrewsbury, SY3 9QW

£675,000 Region

To view this property please call us on **01743 236 800** Ref: T7314/SL/KQ

A stunning, truly immaculate and much improved, detached family residence.

This detached four bedroom property is presented throughout to an exacting standard by the current owners, to provide comfortable, well proportioned accommodation throughout. In addition to the main residence, there is a further self-contained annex with an attractive living room, spacious bedroom with built in wardrobe, small kitchenette and a luxuriously appointed shower room. The property benefits from gas fired central heating and double glazing.

The property is situated in a pleasant and quiet cul-de-sac position in this popular and desirable residential area, well placed within reach of excellent amenities, including a frequent bus service to the town centre, popular schools, the Royal Shrewsbury Hospital and well placed within easy reach of the Shrewsbury by-pass, allowing easy access to the M54 motorway link.



INSIDE THE PROPERTY

SPACIOUS ENTRANCE HALL

Engineered oak flooring

CLOAKROOM

Wash hand basin, wc

LOUNGE

14'4" x 14'0" (4.37m x 4.27m)

A pleasant room with bow window overlooking the front garden

Further side window

Attractive fireplace feature

KITCHEN / DINING ROOM

11'4" x 18'8" (3.46m x 5.69m)

Engineered oak flooring

Kitchen fitted with range of contemporary units with integrated appliances

Archway to:

GARDEN ROOM

Engineered oak flooring

Bi-folding doors opening onto the garden

UTILITY ROOM

8'3" x 9'0" (2.52m x 2.74m)

STUDY

8'10" x 9'0" (2.69m x 2.74m)

From the entrance hall, a STAIRCASE rises to a FIRST FLOOR LANDING

MASTER BEDROOM

13'3" x 16'4" (4.04m x 4.97m)

Range of built in wardrobes

Two windows overlooking the front garden

EN SUITE SHOWER ROOM

Large shower cubicle

Wash hand basin, wc

BEDROOM 2

17'5" x 9'0" (5.31m x 2.74m)

Built in wardrobe

BEDROOM 3

11'4" x 12'10" (3.46m x 3.91m)

Built in wardrobe with storage cupboard

BEDROOM 4

7'3" x 9'1" (2.20m x 2.77m)

Built in wardrobe

LUXURIOUSLY APPOINTED FAMILY BATHROOM

Spa bath

Dressing surface with hand basin, wc

Large shower cubicle

SELF CONTAINED ANNEX

LIVING ROOM

18'9" x 6'7" (5.72m x 2.00m)

KITCHENETTE

BEDROOM

16'9" x 8'10" (5.11m x 2.69m)

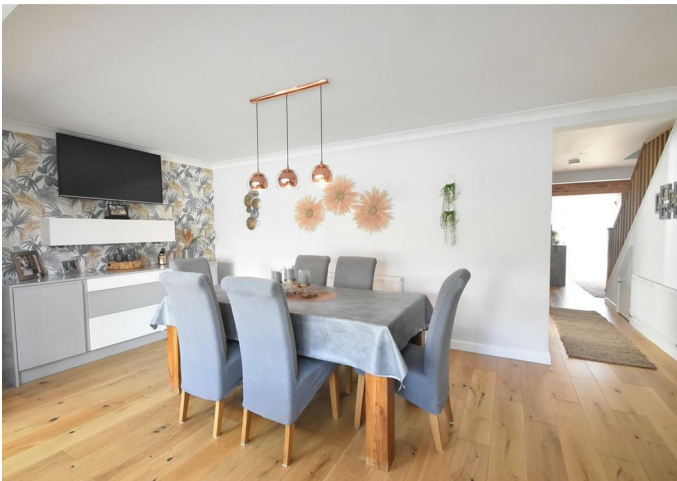
Built in wardrobe

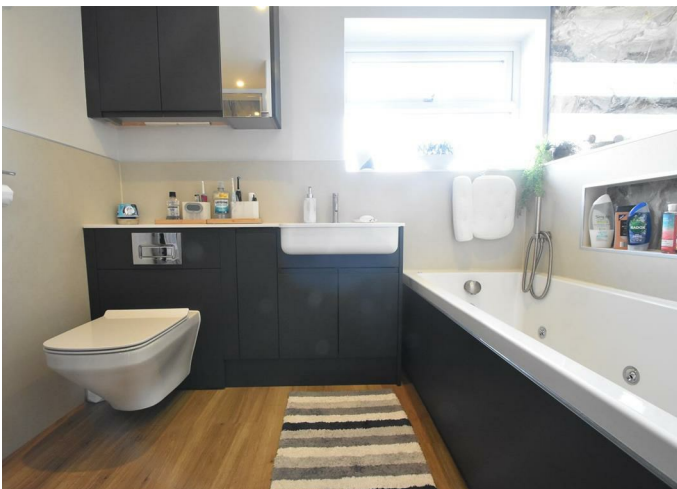
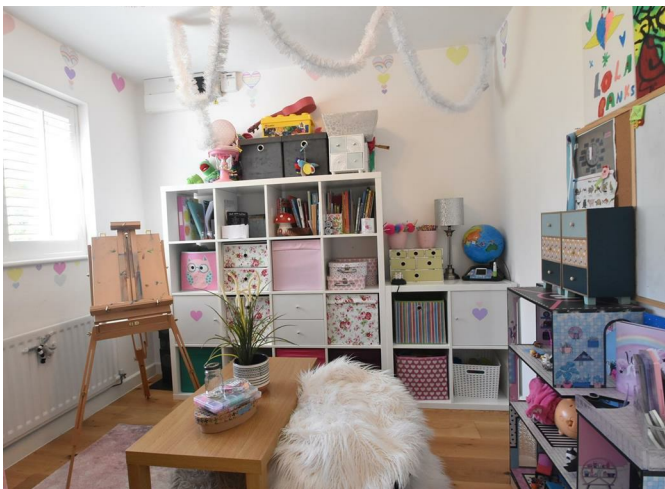
SHOWER ROOM

OUTSIDE THE PROPERTY

There is a generous garden to the front which is laid to lawn with floral and shrubbery beds and the property is approached over a wide and spacious tarmac drive and forecourt, providing ample parking and turning space for guests cars.

There is an attractive and good sized landscaped REAR GARDEN with extensive paved patio, paved terraces and entertaining spaces, extensive and neatly kept lawn. The whole being well stocked and fully enclosed on all sides.





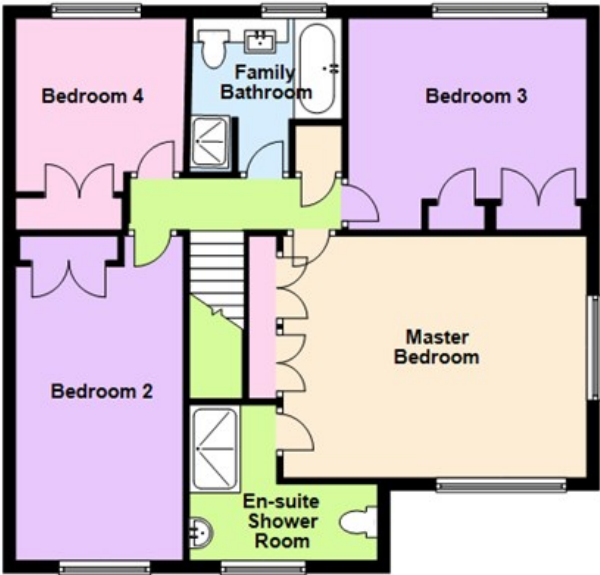


FLOOR PLANS ...

Ground Floor
Approx. 1307.1 sq. feet



First Floor
Approx. 846.8 sq. feet

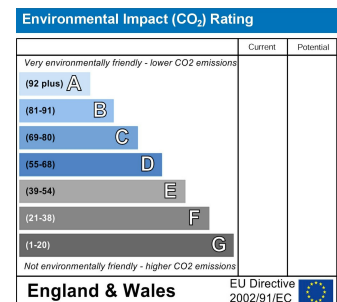
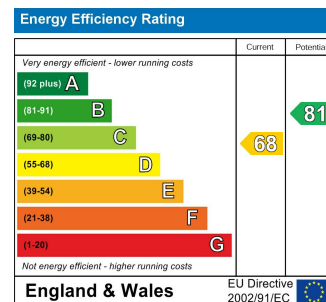


Total area: approx. 2153.9 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Roman Road towards Meole Brace. Turn right into Upper Road. Continue through the one-way system to the mini-island and take the first exit left into Vicarage Road. The road bears to the right, turn left into Alexandra Avenue and continue into Washford Road, turning left into Pendle Way. Continue along Pendle Way, eventually turning left into Carnforth Close and the property will be found on the left 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

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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