



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 De Quincey Fields, Upton Magna, Shrewsbury, SY4 4US

**Offers In The Region Of
£650,000**

To view this property please call us on **01743 236 800** Ref: C7698/WM/KQ

An immaculately presented, modern, four bedroomed detached family home.

This immaculately presented and well established, four bedroom detached family home provides well planned accommodation briefly comprising; entrance hall, cloakroom, snug/study, living room, kitchen/dining room, utility, master bedroom with en suite shower room, three further bedrooms and family bathroom. Detached double garage and ample parking. Attractive landscaped rear garden. The property benefits from double glazing and gas fired central heating.

The property occupies a private position on this attractive modern development on the fringe of the village, which is well placed for access to Shrewsbury, Telford and the M54. Having a good local pub/restaurant, a village hall and a primary school.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

SNUG / STUDY

10'0" x 9'3" (3.04m x 2.83m)

Window to the front

LIVING ROOM

18'0" x 13'0" (5.49m x 3.95m)

Large Inglenook fireplace with inset wood burner

Bay window to the front

KITCHEN / DINING ROOM

11'5" x 27'9" (3.48m x 8.45m)

Fitted with a range of matching modern units

French doors to rear garden

UTILITY ROOM

11'5" x 5'7" (3.48m x 1.69m)

Base unit with inset sink

Door to garden

STAIRCASE rising from the reception hall to FIRST FLOOR LANDING

MASTER BEDROOM

11'10" x 15'9" (3.61m x 4.79m)

Built in wardrobes with sliding doors

Two windows overlooking the rear garden

EN SUITE SHOWER ROOM

Large shower cubicle

Wash hand basin, wc

BEDROOM 2

12'2" x 12'6" (3.72m x 3.80m)

Built in wardrobe with sliding doors

Window to the front

BEDROOM 3

12'5" x 9'2" (3.78m x 2.79m)

Window to the rear

BEDROOM 4

9'0" x 9'2" (2.75m x 2.79m)

Window to the front

BATHROOM

Panelled bath

Wash hand basin, wc

Large shower cubicle

Window

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

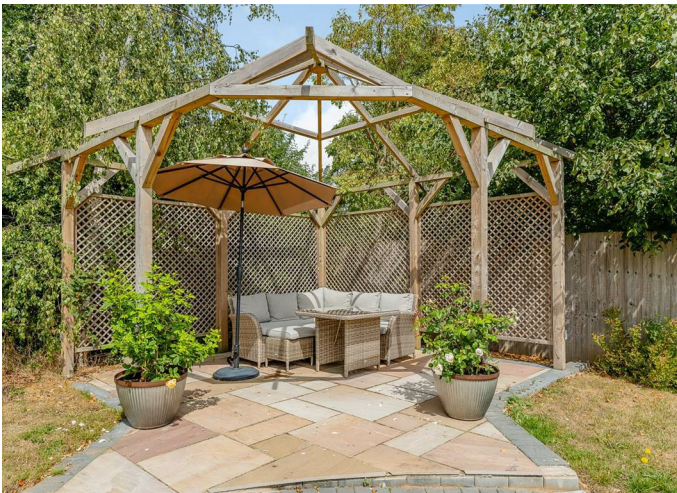
The property is approached over a spacious driveway providing parking and access to the garage. Paved pathway to the reception area, flanked by front garden laid to lawn with mature box hedging.

Enclosed, attractively landscaped REAR GARDEN laid mainly to lawn with a large paved patio providing an ideal seating/entertaining space, there are a wide range of specimen shrubs, flowers and trees, shaped gravelled pathways lead to an additional patio area with a wooden Pergola and Summerhouse. The garden is enclosed by wooden fencing and mature hedging.

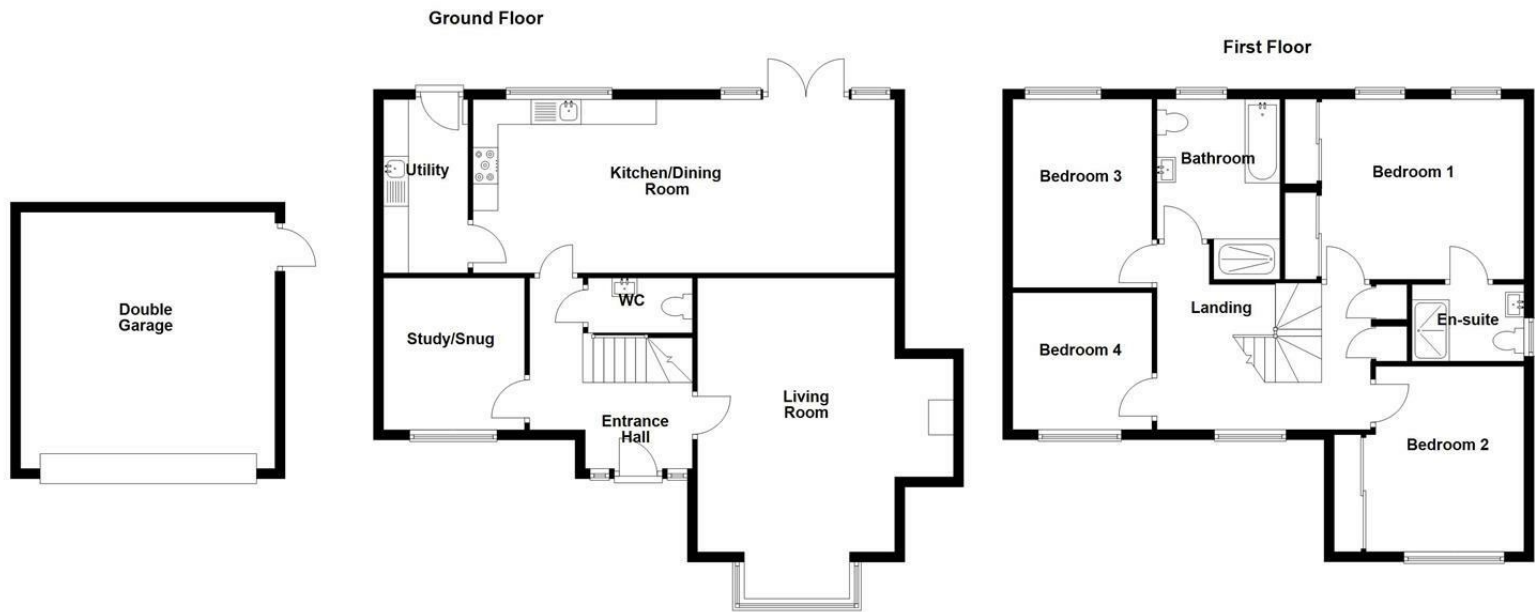








FLOOR PLANS ...



Total area: approx. 2005.7 sq. feet

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B5062 Sundorne Road to the outskirts of the town. At the traffic island, continue straight over, continuing on the B5062. Take the first right onto Church Road towards Uffington. Proceed into the village of Uffington, eventually turning left signposted to Upton Magna. Proceed into the village, on entering the village turn right. At the T Junction by The Haughmond Inn. Turn left and De Quincey Fields will be seen on the left hand side, just before leaving the village.

HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92 plus) A			
(81-91) B			
(69-80) C		80	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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: 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.

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.

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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

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