

2 Earlston Park, Off The Mount, Shrewsbury, Shropshire,
SY3 8BE

www.hbshrop.co.uk



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Offers In The Region Of £700,000

Viewing: strictly by appointment through the agent

Occupying a lovely cul-de-sac position within this exclusive and highly desirable residential location. This is a substantial, well presented and most appealing five bedroom detached executive style family house. The property is within close proximity to excellent amenities, highly regarded schooling, local bypass which links up to the M54 motorway network and within walking distance of the medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, cloakroom, study, bay fronted lounge, separate dining room, kitchen, breakfast room, utility room, first floor landing, master bedroom with en-suite shower room, guest bedroom with en-suite shower room, three further bedrooms, bathroom, attractive, well established front and rear enclosed gardens, tarmac driveway, double garage, exclusive cul-de-sac position, highly desirable residential location. Viewing is essential.

The accommodation in greater detail comprises:

Storm porch with sealed unit double glazed entrance door with sealed unit double glazed window to side gives access to:

Reception hallway
Having telephone point, radiator, wood effect flooring, coving to ceiling, wall mounted thermostat control unit.

Door from reception hallway gives access to:

Cloakroom
Having WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, wood effect flooring, radiator, wall mounted extractor fan.

Door from reception hallway gives access to:

Study
8'4 x 6'0
Having sealed unit double glazed window to front, radiator, wood effect flooring, coving to ceiling.

Door from reception hallway gives access to:

Bay fronted lounge
18'9 max into bay x 14'8 max reducing down to 13'0
Having walk-in sealed unit double glazed bay window to front, two radiators, coving to ceiling, coal effect living flame gas fire set to a marble style hearth with decorative fire surround.

Double doors from bay fronted lounge gives access to:

Dining room
11'7 x 9'5
Having double glazed sliding patio door giving access to rear gardens, coving to ceiling, radiator.

Door from dining room and from reception hallway gives access to:

Kitchen
13'1 x 9'5
And comprises: Eye level and base units with built-in cupboards and drawers, integrated double oven, fridge and freezer, space for washing machine, fitted worktops with granite overlay, inset 1 1/2 sink with mixer tap over, sealed unit double glazed window to rear, four ring induction hob with concealed cooker canopy over, radiator, tiled floor.

Arch from kitchen gives access to:

Breakfast room
9'10 x 9'1
Having double glazed sliding patio door giving access to rear gardens, wood effect flooring, coving to ceiling, radiator.

Door from breakfast room gives access to:

Utility room
9'1 x 5'10
Having base unit with fitted worktop and inset stainless steel sink with mixer tap over, wall mounted gas fired central heating boiler, tiled splash surrounds, space for washing machine and tumble dryer, tiled floor, service door to garage, sealed unit double glazed farm style door giving access to rear gardens.

From reception hallway stairs rise to:

Half landing
From half landing two stairs cases then rise to:

First floor landing
Having radiator, eaves storage, Velux roof window, coving to ceiling, loft access, airing cupboard.

Doors then give access to: Five bedrooms and family bathroom.

Bedroom one
14'1 x 11'1 x 12'1
Having sealed unit double glazed windows to front, radiator, fitted wardrobes.

Door to:

En-suite shower room
Having tiled shower cubicle, WC with hidden cistern, pedestal wash hand basin with mixer tap over, vinyl floor covering, sealed unit double glazed window to side, extractor fan to ceiling, heated chrome style towel rail.

Bedroom two
14'4 x 12'7
Having sealed unit double glazed window to front, two radiators, three fitted double wardrobes (one of which being partial mirror fronted).

Door from bedroom two gives access to;

En-suite shower room
Having tiled shower cubicle, wash hand basin set to vanity unit, low flush WC with hidden cistern, heated chrome style towel rail, vinyl floor covering, shaver point, extractor fan to ceiling.

Bedroom three
10'9 excluding recess x 9'4
Having sealed unit double glazed window to rear, radiator, built-in double wardrobe.

Bedroom four
10'7 x 8'0
Having sealed unit double glazed window to front, radiator.

Bedroom five
9'8 x 7'0
Having sealed unit double glazed window to rear, radiator.

Bathroom
Having a three piece white suite comprising: panel bath with shower attachment off taps, wash hand basin set to vanity unit, WC with hidden cistern, vinyl floor covering, fully tiled to walls, heated chrome style towel rail, sealed unit double glazed window to rear, shaver point, extractor fan to ceiling.

Outside
To the front of the property there is well kept lawn garden with well stocked borders containing a variety of shrubs, plants and bushes. To the side of this there is a brick edge driveway providing ample off street parking with paved pathway giving access to front door.

From the driveway access is then given to:

Double garage
18'6 x 16'2
Having two up and over doors, fitted power and light.

Side access then leads to the property's:

Attractive, well established rear gardens
Having extensive Indian sandstone paved patio area, lawn garden, well stocked borders containing a variety of specimen shrubs, plants, bushes and trees. The rear gardens are enclosed by fencing

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND G

Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
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Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		66	76
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

