



HOLLAND  
BROADBRIDGE

**27 Woodfield Road, Copthorne, Shrewsbury, Shropshire, SY3 8HZ**

**Offers In The Region Of £855,000**



# Woodfield Road

Copthorne, Shrewsbury, Shropshire, SY3 8HZ



- An attractive double bay fronted period four double bedroom detached house
- Guest bedroom with en-suite shower room
- Bay fronted lounge
- Re-fitted family bathroom
- Driveway providing ample off street parking for 3 /4 vehicles
- Master bedroom with en-suite wet room
- Bay fronted sitting room
- Impressive contemporary kitchen/diner/family room
- Front and contemporary landscaped southerly facing rear enclosed gardens
- Viewing is essential

A rare opportunity has arisen to acquire this attractive, double bay fronted period four double bedroom detached house which boasts a highly contemporary extension to the rear along with stylish, well proportioned, spacious and instantly inviting accommodation throughout. The property is within walking distance of highly regarded schooling, excellent local amenities, the Quarry Park with tranquil riverside walks and the medieval town Centre of Shrewsbury. Commuters will be pleased to know that the Shrewsbury bypass is readily accessible from the property which in turn links up to the M54 motorway network. Early viewing is essential for this property and its location can be fully appreciated.

The accommodation briefly comprises of the following:

Storm porch, reception hallway, re-fitted understairs cloakroom, bay fronted sitting room, bay fronted lounge, impressive contemporary kitchen/diner/family room, snug, utility room, rear lobby, first floor landing, master bedroom with en-suite wet room, guest bedroom with en-suite shower room, two further double bedrooms, re-fitted family bathroom, front and contemporary landscaped southerly facing rear enclosed gardens, driveway providing ample off street parking for 3 /4 vehicles, gas fired central heating, pleasing features throughout, exclusive residential location. Viewing is essential.

The accommodation in greater detail comprises:



Storm porch with original leaded stained glazed entrance door which gives access to:

#### Reception hallway

Having wooden block flooring, radiator, picture rail.

Door to:

#### Re-fitted understairs cloakroom

Having WC with hidden cistern, wall mounted wash hand basin with mixer tap over and storage cupboard below, wall mounted mirror fronted cabinet, fully tiled to walls, tiled floor concealed strip light.

Wooden panel door from reception hallway gives access to:

#### Bay fronted sitting room

14'5 into bay x 10'5

Having walk-in bay window with additional glazed window to side, wooden block flooring, attractive open fireplace with timber fire surround, radiator, TV aerial point.

Wooden panel door from reception hallway gives access to:

#### Bay fronted lounge

19'9 max into bay x 10'5 max

Having walk-in bay window to front with additional UPVC double glazed window to side, multi fuel stove, wooden block flooring, radiator, TV and telephone points.

Part glazed wooden panel door from reception hallway gives access to:

#### Impressive extended kitchen/diner/family room

23'10 x 19'5 max

The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated AEG twin stainless steel finished ovens, four ring AEG induction hob with wall hung stainless steel cooker canopy over, integrated fridge and dishwasher, fitted Granite worktops with inset twin stainless steel sinks with mixer tap over and hot / filtered tap to side, two fitted wine coolers, LED spotlights to ceiling, concealed under unit lighting.

The dining area comprises: Tiled floor, two UPVC double glazed windows to side, LED recessed spotlights to ceiling.

The family area comprises: Aluminum double glazed bi-folding doors giving access to rear gardens, tiled floor, UPVC double glazed roof, and Aluminum double glazed window to side.

This whole area comprises under-floor heating.



From the kitchen/diner/family room access is then given to:

**Snug**

16'9 x 7'6

Having multi-fuel burning stove, tiled floor with under-floor heating, useful storage cupboard, two double glazed Velux roof windows, part glazed wooden double doors giving access to side / front of the property, recessed LED spotlights to ceiling.

Wooden framed part glazed door from snug gives access to:

**Utility room**

14'0 max x 7'0 max reducing down to 6'6

Having eye level and base units with built-in cupboards, space for washing machine, tumble dryer, space for upright fridge freezer, double glazed Velux roof window, fitted worktops with inset sink drainer unit, tiled splash surrounds, radiator, tiled floor, useful storage cupboards housing electricity meter and consumer unit.

Part glazed wooden framed door from kitchen/diner/family room gives access to:

**Rear lobby**

5'5 x 3'5

Having wooden framed part glazed door giving access to rear of property, tiled floor.

From reception hallway stairs rise to:

**First floor landing**

Having feature part UPVC double glazed lantern roof, airing cupboard housing hot water tank cylinder unit and Vaillant gas fired central heating boiler.

Wooden panel door from first floor landing then gives access to: Four double bedrooms and re-fitted family bathroom.

**Bedroom one**

15'11 x 10'3

Having two large UPVC double glazed windows (one providing a pleasing aspect to the rear of the property and the other to the side), radiator, large free standing double wardrobe.

From master bedroom arch gives access to:

**Wet room**

Having wall mounted Aqualisa shower with remote control option, low flush WC with hidden cistern, wall mounted wash hand basin with mixer tap over and storage drawers below, heated chrome style towel rail, underfloor heating, fully tiled to walls, wall mounted extractor fan, LED recessed spotlights to ceiling, tiled floor, (with underfloor heating around Wet room).

**Bedroom two**

12'6 x 10'2

And comprises: UPVC double glazed window with pleasing aspect over the property's rear gardens, radiator, picture rail.

Wooden panel door from bedroom two gives access to:

**En-suite shower room**

Having walk-in tiled shower cubicle, low flush WC, wall hung wash hand basin with mixer tap over, part tiled to walls, heated towel rail, glazed window to side, recessed spotlights and extractor fan to ceiling and concealed strip light, vinyl floor covering.

**Bedroom three**

12'0 x 10'5

Having glazed windows to front and side of property, radiator, exposed wooden flooring, picture rail, period style fireplace

**Bedroom four**

10'10 x 10'5

Having glazed window to front, radiator, period style fireplace exposed wooden flooring, picture rail.

**Re-fitted family bathroom**

Having a four piece suite comprising: double ended tiled panel bath with mixer tap over and hand-held shower attachment off, tiled corner shower cubicle, low flush WC, wash hand basin with mixer tap over and storage cupboard below, tiled floor with inset LED spotlights, heated chrome style towel rail, glazed window to front, loft access, recessed spotlights and extractor fan to ceiling, picture rail, shelved over-stairs bathroom cupboard, underfloor heating.

**Outside**

To the front of the property there is a brick edge tarmac driveway which provides parking for 3/4 vehicles. To the side of this there is a neatly kept lawn garden with mature shrubs and low rise brick walling, paved pathway gives access to front door. To one side of the property there is an attractive paved area with outside lighting point and a covered timber store which gives access to the rear of the property and logstore.



#### Rear gardens

The rear gardens are a pleasing feature of the property having a stylish paved patio / sun terrace with matching steps that leads to lawn gardens and a further paved sun terrace, well established borders containing a variety of specimen shrubs, plants and bushes, two feature garden ponds with retaining brick walls and inset lighting, outside cold tap and electricity point, useful garden store with fitted power and light. The rear gardens have a southerly facing aspect and 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 E

#### 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.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

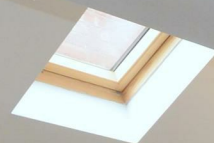
#### Disclaimer

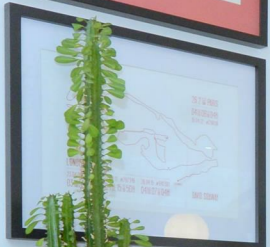
Any areas / measurements are approximate only and have not been verified.  
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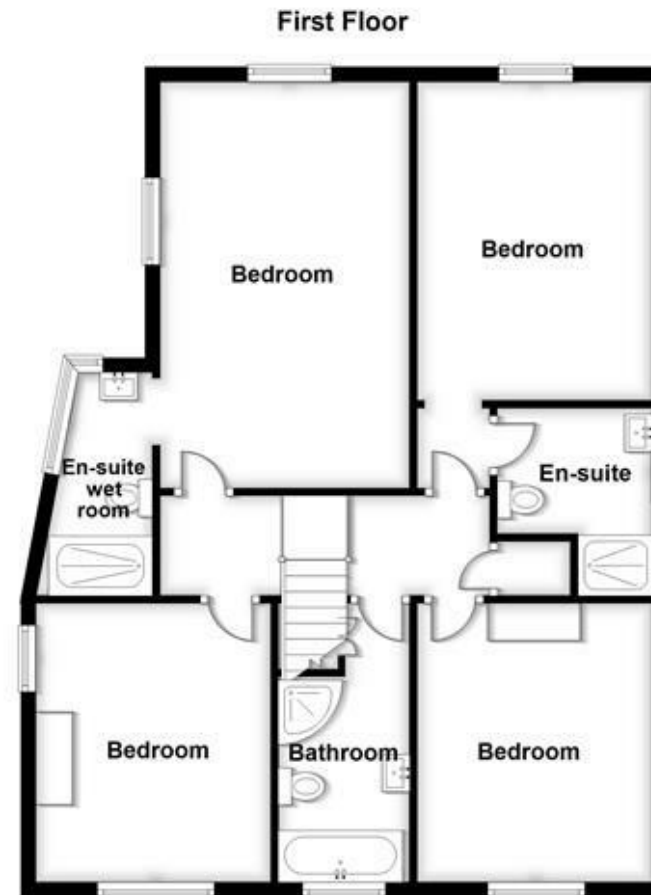
## Directions











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