



# BLOCSPHERE

PROPERTY MANAGEMENT



## **1 Discovery Close, Craven Arms, SY7 9EJ** **Offers in the region of £599,500**

A rare opportunity, this recently built 5 bedroom detached, double fronted, executive style family home has a fantastic plot of approximately three quarters of an acre in a private driveway of just four homes and has far reaching views of surrounding countryside and The Shropshire Hills AONB yet is conveniently situated on the edge of town. The property benefits from easy access to the A49 arterial route which connects with Shrewsbury and Ludlow and the B4368 provides a route towards the West Midlands for commuters. See the link to the virtual tour.



## Introduction



Visit our immersive 3D tour, see the hyperlink. A rare opportunity, this recently built 5 bedroom detached, double fronted, executive style family home has a fantastic plot of approximately three quarters of an acre in a private driveway of just four homes and has far reaching views of surrounding countryside and The Shropshire Hills AONB yet is conveniently situated on the edge of town. The property benefits from easy access to the A49 arterial route which connects with Shrewsbury and Ludlow and the B4368 provides a route towards the West Midlands for commuters. Local amenities including Craven Arms Medical Centre, on the Shrewsbury Road, and shops are within walking distance as is Craven Arms Station for routes to Hereford and South Wales. Further easily accessible local amenities include Tuffins Super Market and Garden Centre, a convenience store, petrol stations and fast food outlets.

A property of this size offers flexibility of accommodation but the plot size offers considerable scope for development of a "granny annexe" or potential building plot, subject to planning. The existing second double garage at 6m x 5m would make an excellent workshop/hobby room.

The market town of Craven Arms is known as the "Gateway to the Marches" and is bounded to the north by The Shropshire Hills Area of Outstanding Natural Beauty which has fine walking along the Long Mynd and surrounding hills, to the south is Stokesay Castle, dating from the late 13th Century and acknowledged as being one of the finest Medieval fortified houses in the country. Discovery Close takes its name from the nearby Shropshire Hills Discovery Centre which has exhibits about the geography of the county.

## Front Garden



1 Discovery Close offers both an imposing and impressive frontage to the private drive of just four properties. Presiding over either side of the access to the private driveway cul-de-sac of Discovery Close the laid mainly to lawn and easily maintained fore garden has a ranch style fence and gated boundary and two driveways providing access to both a brick built double garage with twin electric roller doors and a substantial timber built double garage with an electric sectional door. The lawn in turn is edged with a path of setts providing pedestrian routes from the driveways to the porch entrance. A slatted wooden gate gives access to the rear garden.

## Porch entrance



Brick built porch entrance with pitched tiled roof, quarry tiled floor and exterior light

Entrance Hall 13'7" x 12'9" (4.14m x 3.89m)



Central entrance hall with Karndean flooring, ceiling coving ceiling light, stairs to first floor with two storage cupboards under. Doors radiate off the hall to the principle ground floor rooms and the cloakroom.

Cloakroom 5' 6" x 5' 2" (1.52m 1.83m x 1.52m 0.61m)

Obscure glazed window to front and fitted with a warm white suite of w.c and wall mounted wash hand basin with coordinated tiled splashback.

Living Room 25' 3" x 15' 8" (7.62m 0.91m x 4.57m 2.44m)



A generously proportioned through living room with views over both front and rear gardens via a bay window to front, with central heating radiator, and double opening French doors to the rear with an attractive brick built inglenook fireplace, rustic timber mantle and quarry tiled hearth as the focal point fitted with an electric flame effect stove. It is understood that the fireplace and chimney could be opened for a wood burning stove if required. TV aerial points at either end of the room allow for versatility of layout. Ideal for entertaining, glazed double doors interconnect with the dining room, French doors provide access to the patio and rear garden. natural light from both ends of the room is supplemented by two ceiling light points.

Dining Room 12' 7" x 9' 10" (3.66m 2.13m x 2.74m 3.05m)



The formal dining room accessed from either the entrance hall or the via double opening glazed doors from the living room and featuring double opening french doors with side screens to the rear garden and ceiling coving, ceiling light and central heating radiator.

Kitchen/Breakfast Room/Family Room 24'7" x 11'6" (7.49m x 3.51m)



A fabulous through room with bay window to front with central heating radiator, Karndean floor and fitted with a range of medium oak furniture comprising floor mounted cupboards and drawers, wall mounted cupboards, with granite effect worksurfaces with inset one and a half bowl sink and mixer tap and inset Electrolux gas hob with extractor canopy over, tall oven housing with built in Electrolux double oven and grill, Hotpoint dishwasher and complimentary ceramic tiling. Oak island unit with inset granite worksurface, shelves and cupboard under. Kenwood fridge/freezer with double opening doors. Window overlooking rear garden, door to utility room.

Utility Room 7'10" x 5'10" (2.40 x 1.80)

Accessed from the kitchen and providing access to the rear garden via a part glazed door with window to side. Fitted with a range of shaker style furniture of cupboards and drawers with round edge worksurfaces with an inset one and a half bowl stainless steel sink with mixer tap. space and plumbing for washing machine. Wall mounted Vaillant gas fired central heating boiler, central heating radiator, ceramic tiled floor. Access hatch to loft space over. To the rear of the utility room is the Boot Room/Former Cloakroom.

Boot Room/Former Cloakroom 5'10 x 2'9" (1.78m x 0.84m)

Currently utilised as a boot room this room is plumbed as a second cloakroom and could be reinstated as such. Obscure glazed window to front, ceramic tiled floor, central heating radiator.

First Floor Gallery Landing



A spacious gallery landing with balustrades, window to front, central heating radiator, central heating thermostat for zonal central heating, doors radiate to the five bedrooms and the family bathroom. A loft hatch with fold out loft ladder provides access to a part boarded loft space, store cupboard and airing cupboard with hot water tank, storage shelving and Horstmann central heating programmer.

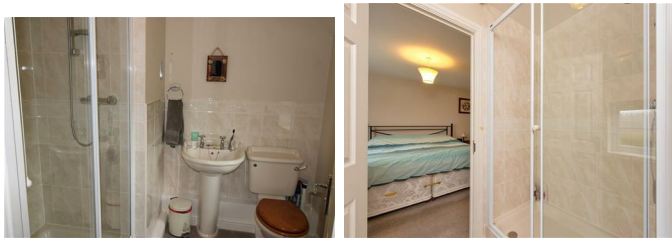


Principle bedroom 12' 11" x 10' 7" (3.66m 3.35m x 3.05m 2.13m)



Window to front providing views over the front garden and to surrounding countryside beyond, central heating radiator and door to en-suite.

En-suite Shower Room to Principle Bedroom 7'2" x 6'2" (2.18m x 1.88m)



Fitted with a warm white suite comprising of a large shower tray, with glazed shower enclosure and mixer shower, pedestal wash hand basin, and W.C. with wooden seat, coordinated ceramic tiling. Obscure glazed window to front, shaving point, extractor fan.

Bedroom Two 17' x 10' (5.18m x 3.05m)



A generously proportioned double bedroom which features three double built in wardrobes and a window overlooking the rear garden, central heating radiator. A door off the bedroom leads to the en-suite shower room.

En-Suite Shower Room to Bedroom Two 5'10" x 5'10" (1.80m x 1.80m)



Fitted with a white suite comprising of a corner shower tray, with glazed shower enclosure, mixer shower, pedestal wash hand basin, and W.C. with wooden seat, coordinated ceramic tiling. Obscure glazed window to rear, central heating radiator, shaving point.

Bedroom Three 13' x 6'10" (3.96m x 2.08m )



With window to rear overlooking the small copse on the bund, the garden and countryside beyond. Three double fitted wardrobes, central heating radiator.

Bedroom Four 9'2" x 5'10" (2.8 x 1.80)



With window overlooking the front garden this room is currently used as a study. Central heating radiator

Bedroom Five 9'2" x 8'2" (2.80 x 2.50)



Window to side elevation overlooking the bund and copse, central heating radiator.

Family Bathroom 9'4" x 8'6" (2.84m x 2.59m)



A true family bathroom featuring a warm white suite complimented by coordinated ceramic tiled splash backs and comprising corner bath with telephone style mixer tap and shower attachment, large shower tray with glazed shower cubicle, W.C. with wooden seat and pedestal wash hand basin. Obscure glazed window to rear, shaving point, central heating radiator, extractor.

#### Loft Space

Accessed via a foldout wooden loft ladder from the galleried landing the loft is partially boarded for storage.

Double Garage 17'8" x 17'8" (5.38m x 5.38m)



With twin up and over insulated electric roller doors, light and power points.

Second Double Garage/Workshop/Granny Annexe 19'5" x 16'4" (5.93m x 4.99m)



A substantial timber constructed double garage which could be utilised as a hobby workshop, games room or form the basis of a granny annexe, subject to planning permission. Insulated sectional electric powered up and over door, light and power points, side pedestrian access.

#### Rear Garden



The plot as a whole extends to circa .72 of an acre, to the rear the mainly laid to lawn rear garden has a full width and deep paved patio, a close boarded fence boundary and a delightful copse surmounting a gentle bund mound stocked with a wide variety of trees including Oak, Rowan, Chestnut, Pine, Sycamore, Silver Birch and Ash. The trees provide dappled shade and habitat for various insects and small animals. Behind the garage is a timber built summer house, 13'8" x 9'8", with glazed double opening doors, towards the second double garage is a garden shed, 8'x6', and hidden from the house by the bund mound is a substantial timber built garden store, 13'10" x 11'1", with double opening doors, ideal for storing a ride on mower.



### Services

We understand that the property has all mains services comprising electricity, gas, water and drainage, telephone and broadband to BT regulations. The central heating is gas fired.

### Tenure



We understand that the property is freehold. An agreement is in place for joint responsibility with other householders for the maintenance of the private drive way which falls within the title deeds of 1, Discovery Close, liability for maintenance is assessed on both a percentage basis and as and when required.

### Local Authority

Shropshire. 1 Discovery Close is in Council Tax Band E, Equivalent to Annual Council Tax Rate of £2,567.47 for Tax Year 2023/2024.

### EPC

The property has an EPC Certificate, number 0012 2866 7392 9294 0665 valid until 15th January 2024, it should be noted that upgrades have been made since the certification.

### Viewing

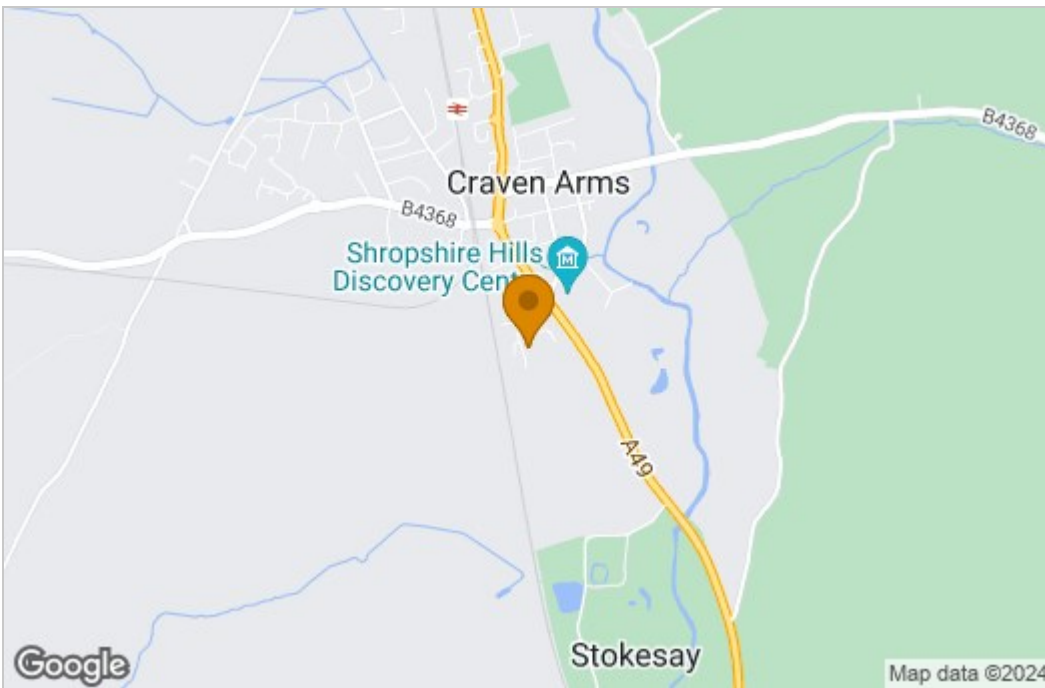
All viewing requests should be made via the sole agents Blocsphere Property Management on 03333 601601 or email at [sales@blocsphere.co.uk](mailto:sales@blocsphere.co.uk) . For our 3D immersive virtual tour please scroll to the hyperlink under the Brochures Heading on Rightmove.

[https://www.rightmove.co.uk/properties/141469586#/?channel=RES\\_BUY](https://www.rightmove.co.uk/properties/141469586#/?channel=RES_BUY)

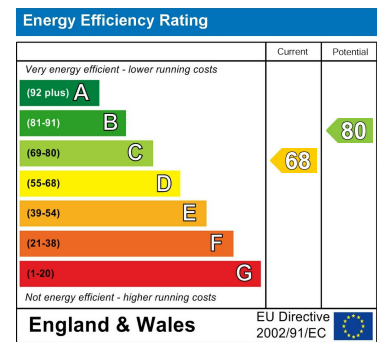
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.