

Holmer Lake is a much favoured residential area of Telford and is located about 2 ½ miles south of Telford town centre with its covered shopping centre, Southwater leisure complex, retail parks and train station. Primary and Secondary schools are also nearby as well as the local centre at Stirchley with its supermarket and medical centre.

The property is positioned at the entrance of a development of privately built detached houses and the rear garden benefits from not being directly overlooked from the back. The house has been modernised over recent years to an extremely high standard and internal viewing is recommended to fully appreciate the quality of the fittings; particularly to the Kitchen, Bathrooms and Conservatory. The gas centrally heated and fully double glazed accommodation also benefits from reduced electricity bills / payments because of the PV panels fitted to the garage roof. The accommodation is set out in more detail as follows :-

**RECESS STORM PORCH:** With quarry tiled floor and light fitting. Edwardian style PVC panelled and leaded patterned double glazed Entrance door with matching side screen.

**RECEPTION HALL:** Having tiled floor with underfloor heating. Coving detail to ceiling and panelled radiator. Understairs storage cupboard with light fitting and patterned double glazed window. Also separate Cloaks W.C. with hanging rail and shelving.

**GUEST CLOAKS W.C.:** Having white low level flush W.C. and wash hand basin. Also ceramic tiled floor with underfloor heating. Half height wall tiling and heated towel radiator.

**FULL DEPTH LOUNGE:** 5.67m x 3.95m (18'7" x 13'0") A lovely well-proportioned reception room with box bay window to the front having UPVC framed double glazed units and finished internally with "Sandersons" shutter style blinds. Also panelled radiators and UPVC framed double glazed French doors to rear garden. Brick fireplace surround with Living Flame coal effect gas fire and quarry tiled hearth. Coving detail to ceiling.

**STUDY / OFFICE:** 2.35m x 2.85m (7'9" x 9'4") Having "Sharps" bespoke office furniture, comprising built-in desk, drawer units and extensive shelving. Also panelled radiator and UPVC framed double glazed window.

**DINING ROOM:** 3.85m x 3.12m (12'8" x 10'3" max) Having bespoke Neville Johnson furniture consisting of solid wood double cabinet with open shelving either side and glass fronted cabinets above. UPVC framed double glazed window and panelled radiator having matching solid wood cover. Ceramic tiled floor with underfloor heating and coving detail to ceiling. Double full height glazed doors to lovely size Conservatory.

**CONSERVATORY:** 3.80m x 3.40m (12'6" x 11'2") A super addition to the house having cavity brick base walls with UPVC framed double glazed units above and a translucent panelled hipped roof. Internally there are Sanderson blinds to glazed elevations and French doors. Ceramic tiled floor with underfloor heating. Also panelled radiator, lighting and power.



**KITCHEN:** 3.00m x 3.60m (9'10" x 11'10") Refitted to an extremely high standard and comprising an extensive range of base and wall mounted cupboards the former being finished with Corian work surface. In more detail a single basin single drainer sink unit with single cupboard below and corner cupboards either side with tiered shelved carousel. Integrated dish washer, fridge and freezer. Remaining cupboards have pull-out storage drawer units and matching fronts. Neff induction hob with stainless steel angled Baumatic extractor fan above. Baumatic stainless steel electric oven with matching microwave above. Cupboards above and below as well as various matching wall mounted cabinets. Ceramic tiled floor with underfloor heating as well as a flat panelled radiator. Recess spotlighting as well as under counter and floor level lighting. UPVC framed double glazed window with outlook to the front.

**UTILITY ROOM:** 3.00m x 1.50m (9'10" x 4'11") Having a range of base and wall mounted cupboards matching the Kitchen and to include a stainless steel single basin single drainer sink unit with double drawer unit below. Recess for washing machine. Opposite is a further area of work surface with double drawer unit below and space to the side suitable for a condensing dryer. Splash back wall tiling and ceramic tiled floor with underfloor heating. Chrome tower radiator, coving detail to ceiling and recess spotlighting. Wall mounted cabinets, one concealing the central heating boiler. External door side door and UPVC framed double glazed window. Also access hatch to Loft.

From the Reception Hall, stairs with half turn and Landing. Also UPVC framed patterned leaded double glazed window. **FIRST FLOOR LANDING:** Having drop down ladder access to boarded loft with light fitting.

**MASTER BEDROOM:** 3.78m x 3.52m (12'5" x 11'6" max) Having three built-in double wardrobes, panelled radiator and UPVC framed double glazed window. **EN-SUITE SHOWER ROOM:** With 1½ width shower cubicle and Triton shower unit. Low level flush W.C. and wash hand basin with built-in vanity cupboard. Full height wall tiling and UPVC framed patterned double glazed window. Tower radiator.

**BEDROOM 2:** 3.00m x 3.00m (9'10" x 9'10") Double size bedroom and having box bay window to the front with UPVC framed double glazed units. Also double and single wardrobes as well as panelled radiator and coving detail to ceiling.

**BEDROOM 3:** 4.00m x 2.55m (13'1" max x 8'4") Double size bedroom with UPVC framed double glazed window, panelled radiator and coving detail to ceiling.

**BEDROOM 4:** 2.00m x 2.87m (6'7" x 9'5") A good size bedroom with panelled radiator and coving detail to ceiling. UPVC framed double glazed window.

**FAMILY BATHROOM:** Refitted suite comprising 'P' shaped bath with shower over. Low level flush W.C. with concealed cistern and inset wash hand basin with cabinet below. Fully tiled walls and floor, chrome tower radiator, recess spotlighting, and UPVC framed patterned double glazed window.



**OUTSIDE:** The property is approached from the front over a block paved driveway suitable for four cars. The front garden is set out to established well stocked borders and lawn. **ATTACHED DOUBLE GARAGE: 5.20m x 5.20m (17'1" max x 17'1" max)** With two single up and over doors to the front, and power and lighting. The rear section to one of the garage bays has been partitioned to provide a separate store area with external door to side path, and access to loft space. From the driveway, stone flagged path to the front porch. Also from the driveway is a gated and canopied side path having lighting, power and cold water tap. The enclosed rear garden is not overlooked from the back and has been landscaped to provide well-stocked flower / shrubbed beds, stepped area of lawn and water feature. A pleasant feature of the garden is the sunny private side garden having block paved floor, established Honeysuckle and Clematis. Also timber garden shed and outside lighting.

**COUNCIL TAX:** We are advised by the Local Authority, Telford & Wrekin Council, the property is Band E.

**TENURE:** The property is freehold and vacant possession will be given on completion.

**SERVICES:** All usual mains services are understood to be connected to the property. The property also benefits from having PV panels to the garage roof.

**VIEWING:** Strictly by prior appointment with the Agents **Telford Town Centre Office – 01952 201700.**

**FLOOR PLAN:**



**Agents Notes:**

- While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office and we will try to check the information for you. The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein. If you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property.
- Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.
- Our room sizes are quoted in metres on a wall to wall basis to the nearest tenth of a metre. The imperial equivalent (included in brackets and correct to within 3 inches) is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments or new carpets etc

**HOME BUYERS SURVEYS AND VALUATIONS** undertaken by **CHARTERED SURVEYORS** with considerable experience in preparing a wide range of surveys and valuations to suit all requirements. Details of fees given without obligation.

**PROPERTY LETTING – TEMPERTONS** have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

**Energy Performance Certificate**

1, Tadorna Drive, TELFORD, TF3 1QP

Building type: Detached house  
Date of assessment: 26 May 2016  
Date of certificate: 01 June 2016

Reference number: 2568-1030-7275-4756-0294  
Type of assessment: RUSAP, existing dwelling  
Total floor area: 130 m<sup>2</sup>

Use this document for:  
• Compare current ratings of properties to see which properties are more energy efficient  
• Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,450
Over 3 years you could save:	£ 531

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting	£ 305 over 3 years	£ 238 over 3 years
Heating	£ 2,709 over 3 years	£ 2,104 over 3 years
Hot Water	£ 351 over 3 years	£ 237 over 3 years
Totals	£ 3,405	£ 2,581

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and coolers, and any electricity generated by photovoltaic panels.

**Energy Efficiency Rating**

Current: D  
Potential: B3

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is rated D (rating 65).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 357	Yes
2 Low energy lighting for all fixed outlets	£50	£ 60	Yes
3 Solar panel heating	£4,000 - £8,000	£ 114	Yes

© 2016 SAP. All rights reserved. The recommended measures and their potential savings are based on the Green Deal. For more information visit [www.direct.gov.uk/havingenergy](http://www.direct.gov.uk/havingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run all for no cost up front.

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**\*\* EARLY VIEWING HIGHLY RECOMMENDED \*\***

**A SUPERBLY PRESENTED AND EXCEPTIONALLY WELL APPOINTED DETACHED FOUR BEDROOMED HOUSE WITH DOUBLE GARAGE**

- RECEPTION HALL & CLOAKS W.C.
- MASTER BEDROOM WITH EN-SUITE SHOWER
- FULL DEPTH LOUNGE & SEPARATE DINING ROOM
- 3 FURTHER BEDROOMS & FAMILY BATHROOM
- LOVELY CONSERVATORY & STUDY/OFFICE
- OFF-ROAD PARKING FOR 4 CARS
- HI-SPEC MODERN FITTED KITCHEN
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**£285,000 Region**

Ref: 2871



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