The Gardens, Clunbury
Craven Arms, Shropshire, SY7 0HE

In the very pretty village of Clunbury is this recently extended and modernised detached bungalow with gas central heating and double glazing to excellent accommodation of Reception Hall, spacious Living Room/Dining Room, fitted Kitchen/Breakfast Room, Utility Area. Master Bedroom with Ensuite, 2 further double Bedrooms and Bathroom. Gravelled drive and parking. Garden with lovely views over the village and surrounding countryside. EPC E.

Offers In The Region Of: £335,000
Situated in the sought after village of Clunbury in the beautiful Clun Valley is this recently extended and modernised detached bungalow. The Gardens is in a slightly elevated position with lovely views down over the village towards the church and surrounding countryside. Clunbury is famously mentioned in Housmans 'The Shropshire Lad'. The village has its own primary school and the Church of St Swithin in the centre.

The property is situated in the lovely Clun Valley between Craven Arms and Clun. Craven Arms offers a good range of local amenities including supermarket, shops and main line railway station.

**Accommodation**

**UPVC Entrance Door to a spacious**

**Reception Hall** With tiled flooring, centre light, smoke detector, radiators. A door leads through to a delightful

**Living Room/Dining Room** A spacious room with wood burner, ceiling lights with spots, radiators. Smoke detector. 4 sealed double glazed windows plus sealed double glazed French doors to terrace.

**Kitchen/Breakfast Room** Very nicely fitted with matching range of wall and floor units with heat resistant work surfaces, with sink unit, mixer tap. Ceiling spotlights. Range cooker with 7 hotplates and 2 ovens and a grill. Stainless Steel extractor fan with light above. Tiled flooring. Radiator. Dishwasher and space for a fridge freezer. Sealed double glazed window to the courtyard. A door leads through to a

**Utility Area** With plumbing connections for washing machine, work surfaces over. Cupboard above. Door leads to a cupboard housing a Worcester wall mounted LPG gas fired central heating boiler. Door to outside.

Off the Hallway, doors lead to

**Master Bedroom** With ceiling spotlights, radiator, 2 sealed double glazed windows, mirror fronted wardrobe. Door leads through to an
**Ensuite** With quadrant shower, handbasin, with cupboards below. WC. Radiator. Obscured double glazed window. Ceiling light with spots and extractor fan.

**Family Bathroom** Again, very nicely appointed with panelled bath, WC, hand basin with cupboards below. Quadrant shower. Radiator. Obscured double glazed window. Ceiling spotlights and extractor fan.

**Bedroom 2** With centre light, radiator, sealed double glazed window, looking onto the front garden with views over the village to surrounding countryside.

**Bedroom 3** With centre light, radiator, double glazed window to the front.

**Agent’s Note** Please note that the Streetview is incorrect, as it shows the property before it was modernised/enlarged.

**Services** Mains water, mains electricity, mains drainage, LPG central heating.

**Directions** Proceed from Craven Arms on the B4368, through Aston on Clun and after a short distance, turn left at the crossroads to the village of Clunbury. At the crossroads in the village, turn left and just after the entrance to the Primary School the drive to The Gardens and Highlea will be seen.

**Tenure** We understand that the property is Freehold.

**Local Authority** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Telephone 0345 678 9000.

**Viewing** By appointment with the Agents on 01588 672728.
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.