



**FOR SALE**

Offers in the region of £570,000

5 Waterside Gardens,  
Meole Village, Shrewsbury, SY3 9AG

A superior and most impressive detached residence offering spacious and versatile accommodation with attractive gardens and delightful views situated in an exclusive development.



## Close to amenities



- Spacious Accommodation
- Highly Desirable Location
- Close To Amenities
- Open Aspect Views
- South Facing Gardens
- Large Garage

### DIRECTIONS

From Shrewsbury Town Centre proceed to Longden Road and head straight over the roundabout at the top and carry on past Priory and Meole Brace Schools. At the cross roads by the Nuffield Hospital turn left onto Stanley Lane and continue along taking the right turning into Alexandra Avenue, head along onto Washford Road and take the 3rd left turning into Pendle Way, followed by the 2nd right into Carnforth Close. Proceed into Waterside Gardens and the property will be identified on the right hand side.

### SITUATION

The property is beautifully situated in an exclusive development on the fringe of the most desirable area of Meole Village, which offers a selection of basic amenities including shops, schools both primary and secondary and a regular bus service. The Meole Brace retail park which includes a Sainsbury's is easily accessible whilst Shrewsbury town centre affords a fashionable and comprehensive range of shopping, leisure and social facilities together with a rail service. Commuters will be pleased to note that there are excellent road links leading to the A5 and M54 motorway.

### DESCRIPTION

5 Waterside Gardens is a most impressive and highly appealing detached residence offering substantial and versatile accommodation in excellent order throughout. The accommodation is laid out over three floors providing three reception rooms, an attractive breakfast kitchen, office, utility room and guest WC. The living room and breakfast kitchen have access to balcony's which make full appreciation of views over the rear gardens and farmland. There are four double bedrooms, the master benefiting from an en-suite shower room whilst bedrooms two and three share a 'Jack and Jill' style en-suite and there is also a separate family bathroom. Outside there is a generous amount of brick paved parking leading to the large garage. The gardens are a most attractive feature to the property and predominately found to the rear offering a large sun terrace which offers an excellent outdoor entertaining space and leads onto flowing lawns with herbaceous borders and specimen trees. Purchasers will be pleased to note that the rear gardens have the advantage of a south facing aspect. The rear garden adjoins the free flowing Reabrook and has the benefit of fishing rights.

### STORM PORCH

With panelled part glazed entrance door leading into

### RECEPTION HALL

With engineered oak flooring, understairs storage cupboard, staircase rising to first floor and doors off and to

### GUEST WC

With tiled floor and a white suite comprising of low level WC, pedestal wash hand basin with tiled splash and extractor fan.

### LIVING ROOM

5.74m x 3.71m (18'10 x 12'2)

With attractive stone fireplace with log burning stone, twin glazed french doors leading onto a balcony benefiting from feature views over the rear gardens and farmland.

### DINING ROOM

4.65m x 3.71m (15'3 x 12'2)

With engineered oak flooring, bay window, twin panelled part glazed doors to reception hall.

### OPEN PLAN BREAKFAST KITCHEN

7.37m x 3.61m max (24'2 x 11'10 max)

Providing a tiled floor and fitted with a matching range of eye and base level units comprising of soft close cupboards and drawers with black granite work surface over incorporating a 1 1/2 bowl stainless steel sink unit with inset granite drainer and mixer tap over. Integral dishwasher, integral fridge freezer, Rangemaster range cooker with 5 ring gas hob, double oven, grill and warming drawer. Separate hot plate and fitted stainless steel splash with Rangemaster filter hood over. Part glazed UPVC door to seating balcony with tiled floor and iron railings offering attractive outlook over the rear gardens and farmland beyond. Access door to integral garage. With staircase leading down to lower ground floor

### LOWER GROUND FLOOR

### FAMILY/SITTING ROOM

5.59m max x 5.23m max (18'4 max x 17'2 max)

With engineered oak flooring, understairs storage cupboard, staircase rising to first floor, twin glazed french doors with side and over panels leading out onto the rear sun terrace and gardens beyond with attractive outlook.

### STUDY

3.73m x 3.73m (12'3 x 12'3)

With engineered oak flooring.





3 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



#### UTILITY

3.71m x 1.73m (12'2 x 5'8)

With attractive tiled floor and providing a range of fitted storage cupboards with work surface over and incorporating a stainless steel sink unit and drainer with mixer tap over, space and plumbing for washing machine, space for tumble dryer, part glazed UPVC door to side of the property.

#### FIRST FLOOR LANDING

With access to loft space, built in airing cupboard housing the hot water cylinder with slatted shelving. Doors off and to:

#### BEDROOM ONE

4.98m x 3.81m max (16'4 x 12'6 max)

Providing a range of built in wardrobes, attractive views and door to:

#### EN-SUITE SHOWER ROOM

With tiled floor, providing a white suite comprising of low level WC with hidden cistern, wash hand basin set in a vanity unit with storage cupboards under, shower cubicle with sliding splash screen and mains fed shower. Wall mounted heated towel rail, extractor fan and shaving connection point.

#### BEDROOM TWO

4.42m x 3.71m (14'6 x 12'2)

With slightly sloping ceiling, built in double wardrobe, window with attractive aspect and door to:

#### JACK AND JILL STYLE SHOWER ROOM

With tiled floor and providing a white suite comprising of low level WC, pedestal wash hand basin and shower cubicle with mains fed shower.

#### BEDROOM THREE

3.40m x 3.00m (11'2 x 9'10)

With twin built in double wardrobes and access to 'Jack and Jill' shower room.

#### BEDROOM FOUR

4.52m x 3.23m (14'10 x 10'7)

With slightly sloping ceiling and providing a range of built in wardrobes.

#### BATHROOM

With tiled floor and a white suite comprising of low level WC with hidden cistern, wash hand basin set in a vanity unit with storage cupboards under, panelled bath, part tiled walls and tiled splash, wall mounted heated towel rail, extractor fan.

#### OUTSIDE

The property is approached over a generous brick paved driveway providing parking for circa 3/4 vehicles and giving access to the garage.

#### GARAGE

5.23m x 5.11m (17'2 x 16'9)

With up and over entrance door, power and light points, wall mounted Glow-worm gas fired central heating boiler and part glazed UPVC door to side.

#### THE GARDENS

To the front the gardens offer a neatly maintained area laid to lawn, gated access leads down one side to the rear. Through the gate is a useful flagged store area and the steps lead down to the lower garden. Immediately adjacent to the property is an extensive flagged sun terrace offering an excellent outdoor entertaining space with room for potted plants. External cold water tap. Off the patio is a side flagged area with storage shed, variety of specimen trees. The gardens benefit from a south facing aspect, with the remainder being mostly laid in two sections of lawn with established herbaceous beds and borders. A timber gate then gives access through to an embankment leading down to the free flowing Reabrook over which the property has the benefit of fishing rights.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

#### SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

#### LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644. The property is currently registered under Council Tax Band 'H'.

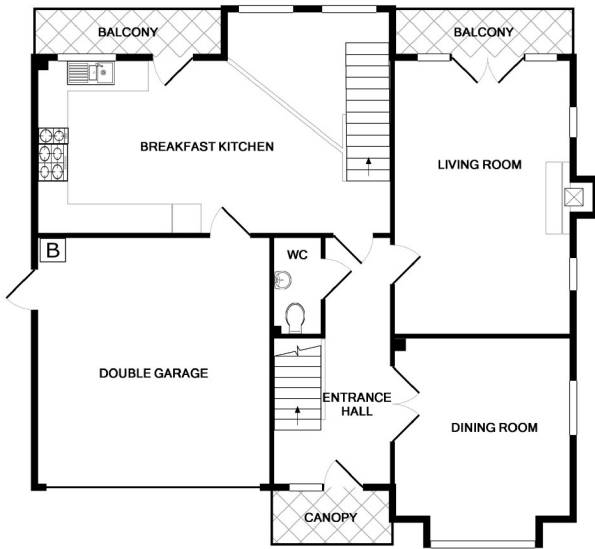
#### TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

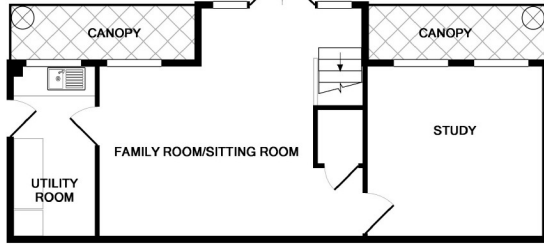
#### VIEWINGS

Viewings through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.

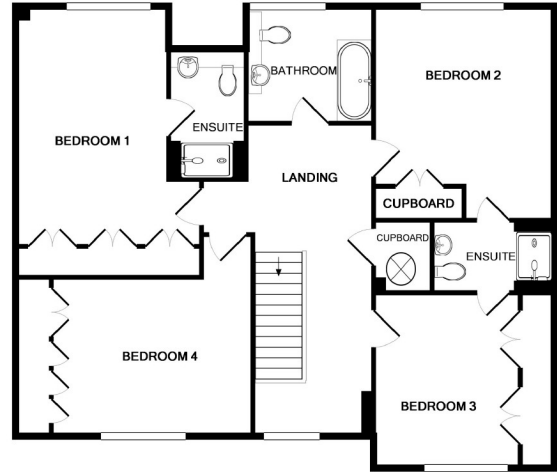
5 Waterside Gardens, Meole Village, Shrewsbury, SY3 9AG



GROUND FLOOR  
APPROX. FLOOR  
AREA 1142 SQ.FT.  
(106.1 SQ.M.)



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 478 SQ.FT.  
(44.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1061 SQ.FT.  
(98.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2682 SQ.FT. (249.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2017

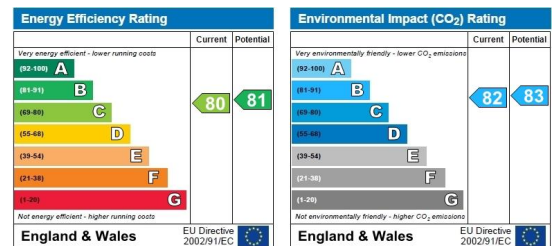


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



**01743 236444**

**Shrewsbury office:**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E. shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.