



 Holters

**4 Burnside Close, Clun Road, Craven Arms, Shropshire, SY7 9QW**

**Offers in the region of £325,000**



**Holters**  
Local Agent, National Exposure

## 4 Burnside Close, Clun Road, Craven Arms, Shropshire, SY7 9QW

This super spacious detached home on Burnside Close is sure to get your temperature rising! The bidding is going to heat up quickly, with lots of parking, a south facing rear garden and separate office space to boast, all before we even start to talk about the inside! Satisfy your burning desire to see more by booking a viewing today.

### Key Features

- A Four Bedroom Detached Family Home
- En-Suite to Master Bedroom
- Living Room with Log Burner
- Generous Kitchen Diner
- Large Conservatory
- Garage and Off Road Parking
- Outside Office Space
- South Facing Rear Garden
- EPC D

### The Property

4 Burnside Close is a conveniently located, detached, four bedroom home within walking distance of Craven Arms train station, the local supermarket and in the catchment area for both Ludlow and Church Stretton schools.

Greeting you upon arrival is a welcoming entrance hall with wood effect flooring and access to the lounge, kitchen diner and the first floor. The lounge is a lovely light and airy room with a handsome bay window and wood burning stove. The open plan kitchen diner is a generous size and has room for both a dining table and a separate breakfast bar, for casual eating. Matching wall and base units provide excellent storage and worktop space, and includes a large sink with drainer and a four ring gas hob over a fan assisted double oven with a separate grill. The large conservatory is accessible via sliding double doors and provides direct

access to the rear patio. Also accessible from the kitchen area is the utility room with additional worktop space, room for a washing machine and a dryer and a separate cloakroom. On the first floor there are four double bedrooms all sharing access to a large family bathroom with a walk in shower and separate bath. The master bedroom has its own en-suite and built in wardrobes. Accessible via a ladder is a spacious loft room, ideal as a play room or storage space, with further storage in the eaves.

The south facing rear garden is separated into two lawn areas and a large patio, spanning the rear of the property. A separate office space in the rear garden is insulated and can be fitted with a separate business line. Equally it could have further uses as a play room or summer house. There is secure gated parking to the front of the property for three cars, and turning space for larger vehicles. A single integrated garage provides further parking or storage and has direct access to the property.

### The Town

Described as the 'Gateway to the Marches' Craven Arms is located on the A49 and is found within the encompassing Shropshire Hills, historic manor houses, fortified castles and beautiful countryside. Offering a good range of facilities

including a supermarket, doctors surgery, banks, Post office, petrol station, butchers, bakery and its own array of independent shops Craven Arms offers everything you will need for day to day living. The town also benefits from the welsh marches railway line and station, with regular trains throughout the day leading north to the county town of Shrewsbury and South to the medieval town of Ludlow and beyond.

The historic tourist town of Ludlow is an architectural gem with a stunning array of Tudor, Georgian and Victorian properties. A gastronomic centre, Ludlow plays host to the annual food festival which attracts 20,000 visitors to the town. It is also home to a wonderful array of eating establishments.

21 miles north Shrewsbury, the birth place of Charles Darwin, is a vibrant and lively town with a very cosmopolitan yet traditional atmosphere. The town's 660 listed buildings are complimented by a host of trendy and sophisticated bars and restaurants, the medieval streets do however still retain many classic public houses and dining establishments. Built on the River Severn the town hosts the annual Shrewsbury Flower Show which is one of the largest and oldest horticultural shows in the country attracting over



100,000 visitors. Home to 4 shopping centres, 2 significant retail parks and countless independent retailers the town is an excellent place to enjoy some retail therapy.

For lovers of the outdoors and as previously mentioned Craven Arms is a haven for nature enthusiasts and those of an active disposition. Surrounded by stunning scenic countryside with rolling hill tops as far as the eye can see the town and nearby surroundings are popular with walkers and cyclists with a variety of recreational and activity centres within the area. A little further afield you will find Church Stretton, also known as 'little Switzerland' this neighbouring town is nestled at the foot of Shropshire Hills and enjoys direct access to over 20 square miles of National Trust land known as the Long Mynd.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Shropshire Council - Band D.

**Services and Heating**

We are informed the property is connected to all mains services and has the benefit of gas fired central heating.

**Broadband**

Enquiries via British Telecom indicates the property has an estimated broadband speed of 72MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

**Agent's Note**

Please note the property did suffer from flooding in 2007. There has been significant works done locally since to reduce any future flooding risks.

**Nearest Towns**

- Ludlow - 9 miles
- Church Stretton - 8 miles
- Clun - 9 miles
- Shrewsbury - 21 miles
- Much Wenlock - 17 miles
- Bridgnorth - 20 miles
- Telford - 25 miles

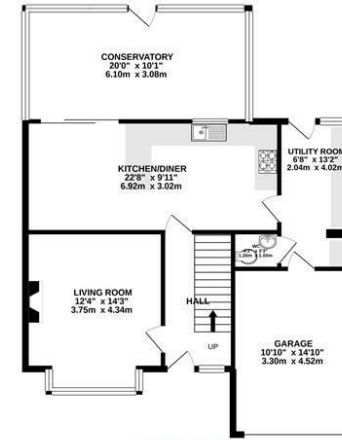
**Money Laundering Regulations**

We will require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

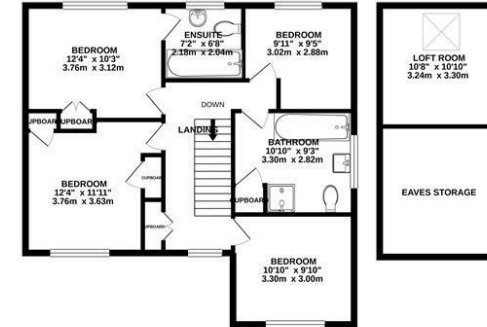
**Consumer Protection**

Consumer protection from unfair trading regulations 2008 -  
 Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



Holters  
1ST FLOOR  
960 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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