

# Linkhill Myddle Shrewsbury SY4 3RP



**5 Bedroom House - Detached**  
**Offers In The Region Of £439,000**

## The features

- IMPRESSIVE AWARD WINNING FAMILY HOME
- VERSATILE ACCOMMODATION FOR TODAYS MODERN LIFE STYLE
- SPACIOUS KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE AND AMPLE PARKING
- PRIVATE SOUTH FACING GARDEN
- MUCH SOUGHT AFTER VILLAGE LOCATION
- 3 RECEPTION ROOMS
- 5 BEDROOMS - 3 WITH EN SUITES
- OIL CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING ESSENTIAL.



**\*\*\* AWARD WINNING - ARCHITECTURALLY DESIGNED HOME OFFERING GREAT VERSATILITY \*\*\***

**Work from home - dependent relative - growing family - Linkhill is a fabulous home offering great space and flexibility perfect for today's modern lifestyle.**

**Set within this much sought after North Shropshire village just a 10 minute drive from the County Town within private South facing garden.**

**Internal Inspection is essential to fully appreciate the space this home has to offer and is offered for sale with no upward chain.**

## Property details

### DESCRIPTION

Link Hill was built approximately was built in 1987 under NHBC control and was based on a winning architectural design. Offering great space and flexibility of living with the potential to provide a totally independent annexe, home office or holiday let yet still leaving excellent living accommodation for a growing family.

With well proportioned rooms throughout including an impressive, naturally well lit Lounge with feature fireplace, Dining Room with log burner, well fitted family Breakfast Kitchen and Study to the Ground Floor. On the First Floor there are 3 Bedrooms all en suite plus 2 further Bedrooms and Family Bathroom.

The property benefits from Oil Central Heating, Double Glazing, driveway with ample parking and hardstanding, large Double Garage and lovely, established and private Gardens. For those who work from home we are advised Linkhill benefits from the Superfast fibre broadband with download speeds of between 50-70 Mbps.

Internal Inspection is highly recommended.

### LOCATION

The property occupies an enviable position on the edge of this popular and sought after North Shropshire village. Myddle itself has the benefit of an excellent Primary School, Restaurant/Public House, active Village Hall and Church. It is on the bus route for the Corbet Academy School at Baschurch which earned a Good Ofsted report. Independent schools in the area are numerous and include Shrewsbury, Ellesmere and Packwood.

A regular bus service operates to Shrewsbury Town Centre, only a 10 minute drive away. The market towns of Wem and Whitchurch are within easy striking distance as is the picturesque town and Lakes of Ellesmere. Main links to the Midlands and beyond via the M54 are within easy driving distance. There are also delightful rural walks on the doorstep.

### ENTRANCE PORCH

Wooden and glazed entrance door with glazed side screens and outside lighting opens to ENTRANCE PORCH off which leads

**RECEPTION HALL** 24'7" x 9'6" (7.5 x 2.9)  
with coved ceiling fitted wall lights, radiator.

### CLOAKROOM

Well appointed with suite comprising low flush WC and wash hand basin set into vanity unit with storage. Complementary tiled surrounds and flooring, radiator, window to the side.

**LOUNGE** 17'8" x 14'5" (5.4 x 4.4)

A lovely and light, well proportioned room with windows to three elevations. Feature brick inglenook style fire place with open grate, exposed beams, TV aerial point and fitted wall lights, radiator.

**DINING ROOM** 14'9" x 11'9" (4.5 x 3.6)

Again a lovely light room with window to the side and double opening French doors leading onto the rear garden and sun terrace, perfect for outdoor entertaining. Feature cast iron log burner set onto raised stone hearth, radiator.

**STUDY** 9'10" x 8'6" (3.0 x 2.6)  
With window the front and fitted with range of shelving, radiator.

**KITCHEN/BREAKFAST ROOM** 20'4" x 14'5" (6.2 x 4.4)

Comprehensively fitted with range of solid pine fronted units incorporating single drainer sink unit with mixer tap set into base cupboard. Further range of matching cupboards and drawers with wooden edged worksurfaces over with integrated dishwasher with fascia panel. Inset 4 ring hob unit with extractor hood over and drawers beneath. Built in double oven and grill with cupboards above and deep pan drawers beneath, fitted wine display rack. Deep tiled surrounds and matching range of eye level wall units with concealed lighting, coved ceiling, inset ceiling lights, ceramic tiled floor. Window to the side and sliding patio doors opening onto the rear garden and sun terrace. Adjoining snug area with window to the rear, radiator.

**UTILITIY ROOM** 8'10" x 8'10" (2.7 x 2.7)

With continuation of units to compliment the kitchen with single drainer sink unit set into base cupboards with further cupboards and drawers and space beneath for washing machine and tumble dryer. Tiled surrounds and matching range of eye level wall units, window to the rear and door leading to

### COVERED REAR ENTRANCE

A useful area with doors leading to the front and rear of the property and having personal door to the Garage.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the FIRST FLOOR LANDING with windows to the front with a pleasant open aspect. Large Airing Cupboard and access to roof space.

**PRINCIPAL BEDROOM** 15'1" x 13'5" (4.6 x 4.1)

A lovely light room with windows to the front and side with pleasant aspect, excellent range of 3 built in double wardrobes, TV aerial point, radiator.

**EN SUITE BATHROOM** 6'10" x 6'6" (2.1 x 2.0)

Well fitted with suite comprising shaped, tiled panelled bath with electric shower unit over, wash hand basin set into vanity unit with storage beneath, WC suite. Fully tiled walls, heated towel rail and window to the side.

**BEDROOM 2** 11'5" x 11'1" (3.5 x 3.4)

having window overlooking the rear. Radiator.

**EN SUITE** 6'10" x 3'7" (2.1 x 1.1)

with shower cubicle with electric shower unit, wash hand basin and WC suite set into high gloss vanity unit, complementary tiled surrounds, radiator, velux roof light.

**BEDROOM 3** 11'9" x 10'9" (3.6 x 3.3)

with window overlooking the rear, large floor to ceiling fitted wardrobes, radiator.

**BATHROOM** 8'10" x 5'2" (2.7 x 1.6)

Fitted with suite comprising large corner jacuzzi bath, shower cubicle with direct mixer shower unit, wash hand basin and WC suite. Complementary tiling, radiator, recessed ceiling lights, window to the front.

**OCCASIONAL BEDROOM/STUDY AREA** 8'2" x 7'6" (2.5 x 2.3)

A great, versatile space with window to the rear. Perfect for a teenage den, home office or occasional bedroom. Radiator and TV aerial point.

**BEDROOM 4** 11'9" x 10'2" (3.6 x 3.1)

having window to the front with pleasant aspect, TV aerial point, radiator.

**EN SUITE** 11'1" x 2'11" (3.4 x 0.9)

with fully tiled shower cubicle with direct mixer shower, wash hand basin set into high gloss vanity unit, WC suite. Complementary tiling, heated towel rail, velux roof light.

**BEDROOM 5** 14'9" x 7'6" (4.5 x 2.3)

With window to the rear, built in storage, radiator.

### OUTSIDE

The property occupies an enviable position approached over driveway with parking for numerous vehicles and providing hardstanding for caravan/motorhome if required. The attached Double Garage has twin opening wooden doors, doors, power and lighting and personal door to the covered rear entrance. Also included is a water supply for car washing and vehicle electric charging points inside and outside the garage building. A modern electric consumer unit has recently been installed.

The Front of the property is well screened with beech hedging, raised rockery and stocked with established shrubs and specimen trees. Side pedestrian access leads to the PRIVATE and well stocked side and rear gardens, both of which are laid to lawn with paved sun terraces and are enclosed with fencing and high mature conifers. To the side of the property is a large gravelled area with wrought iron gate giving access to the front driveway. Outside lighting and cold water tap.

### TENURE

We are advised the property is Freehold and would recommend this is verified during precontract enquiries.

### GENERAL

#### FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

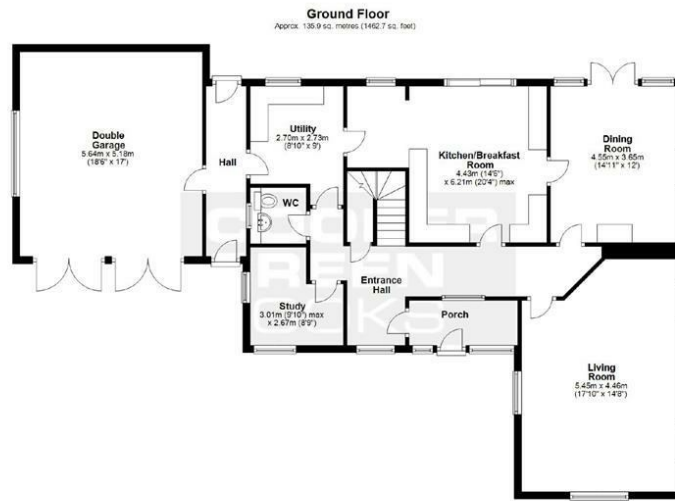


## Linkhill , Myddle, Shrewsbury, SY4 3RP.

5 Bedroom House - Detached  
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Total area: approx. 244.8 sq. metres (2634.8 sq. feet)  
We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guide only and not an exact indication of the property. Plan produced using PlanSpace.



## Judy Bourne

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## Get in touch

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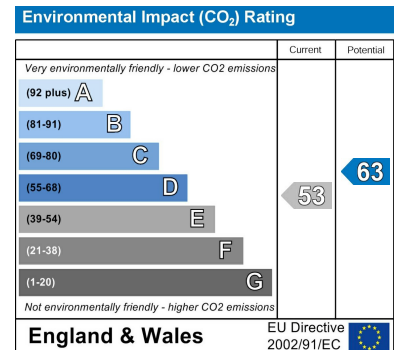
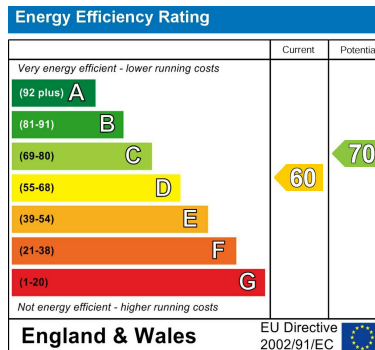
### Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

### We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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