



New Heath Farm, Holyhead Road, Nesscliffe, Shrewsbury, SY4 1AY

5 bedroom detached house — £1,300,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This stunning family home is approached over a long tree lined driveway in a lovely setting with immaculately landscaped grounds, whilst being only a 10-minute drive from Shrewsbury. The property has recently been significantly improved and extended to an extremely high standard, providing well planned and versatile accommodation with the added advantage of a large 2-bedroom adjoining annex.

KEY FEATURES

- Beautifully presented, modern and stylish interior extending to approximately 335 sqm with additional double garage and games room.
- Impressive reception hall with feature walnut and glass open tread staircase to a galleried landing/seating area.
- Living room with feature fireplace, windows to two elevations and glazed double doors connecting to kitchen/family room.
- Superb open plan kitchen/family room with dining area. This room has tiled flooring which runs through from the entrance hall, as well as a glazed elevation to the rear with sliding doors opening onto the spacious sun terrace.
- The high specification kitchen has integrated appliances as well as an island unit with breakfast bar. There is also a separate utility room which also provides access to the annex accommodation.
- Playroom or additional living room that's currently being used as a ground floor bedroom. There is also an adjoining shower room accessed via the hall.
- On the first floor the landing can accommodate a seating area with a part vaulted ceiling and feature windows overlooking the gardens and countryside. There are also four double bedrooms, a family bathroom and an ensuite shower room with the main bedroom.
- The sizable annex offers excellent additional accommodation and comprises a large dining hall with kitchen, sitting room and bathroom. There are also two bedrooms on each floor.
- Many aspects of the property have recently been improved and upgraded, such as replacement window and a new central heating system which is under floor throughout the ground floor.
- The property is approached via a beautiful tree lined driveway which is shared with the neighbouring property. This leads to a further extensive block paved driveway and turning area which can accommodate multiple cars, whilst providing access to the detached double garage which has a separate games room above and could also be used as a home office if required.
- The wrap around manicured gardens are mainly laid to lawn with mature borders and paved pathways which lead to a sizable south/west facing paved terrace.
- Wonderful semi-rural setting next to unspoilt countryside, yet very conveniently placed for Shrewsbury, which is just over 5 miles away, as well as access to Telford, Chester, Liverpool and Manchester.



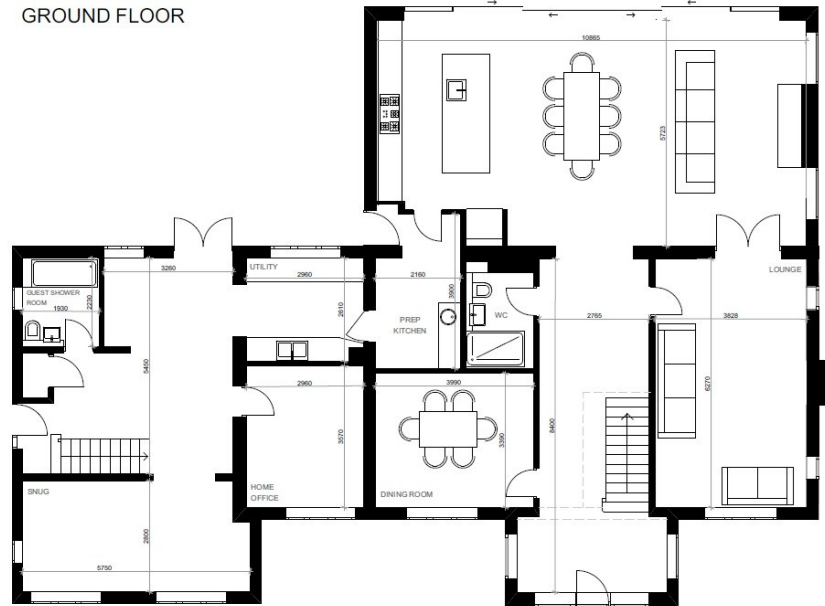
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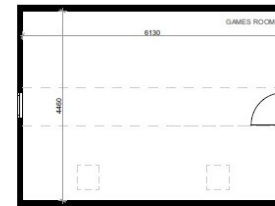
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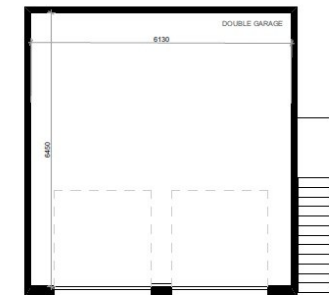
GROUND FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



FIRST FLOOR













Annex



Annex



Annex



Annex





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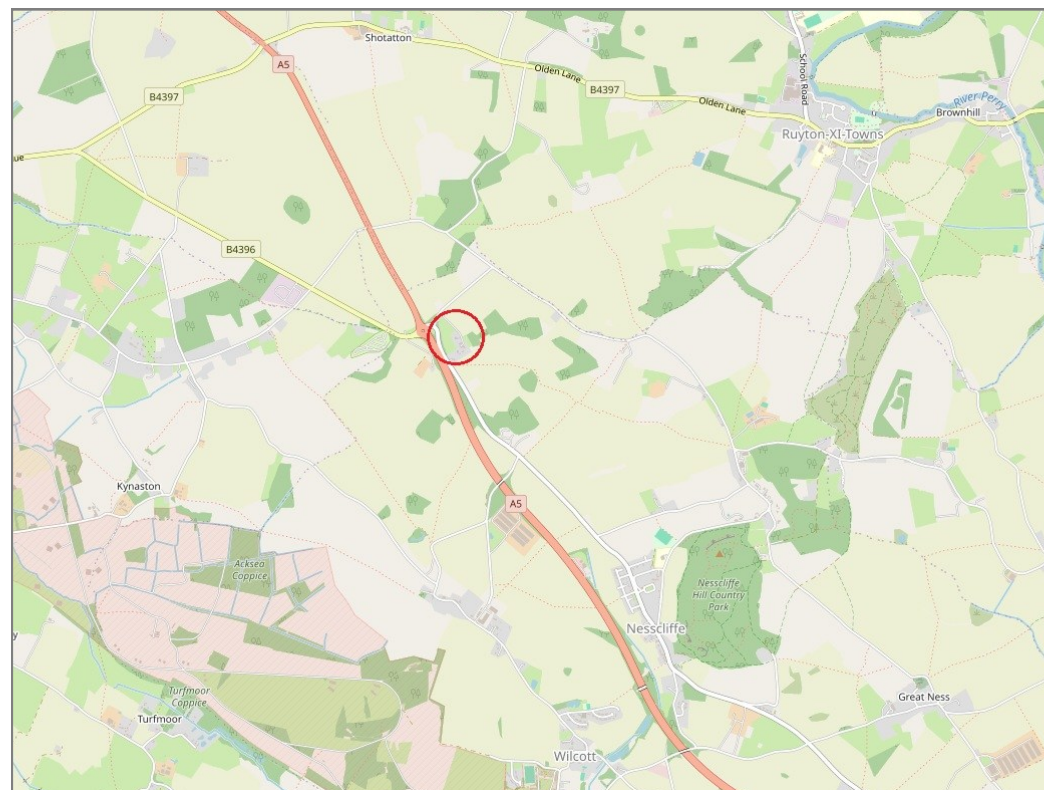
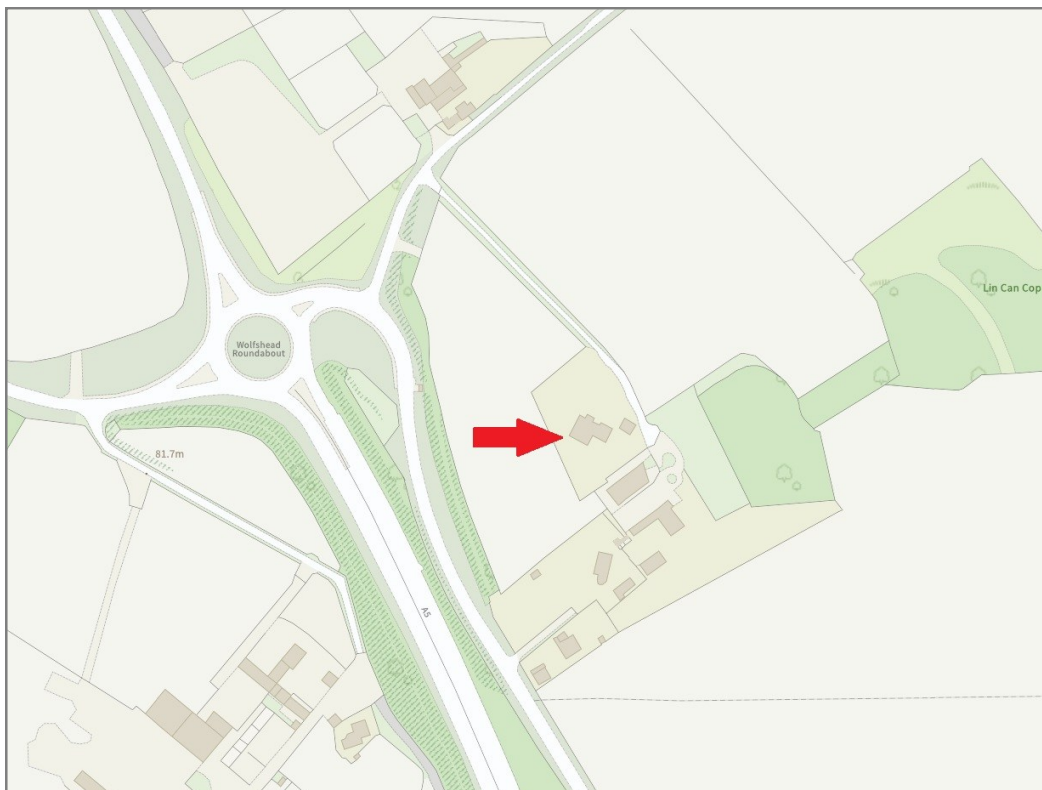
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band E
Services	Mains water and electricity are connected. Oil central heating. Septic tank.

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

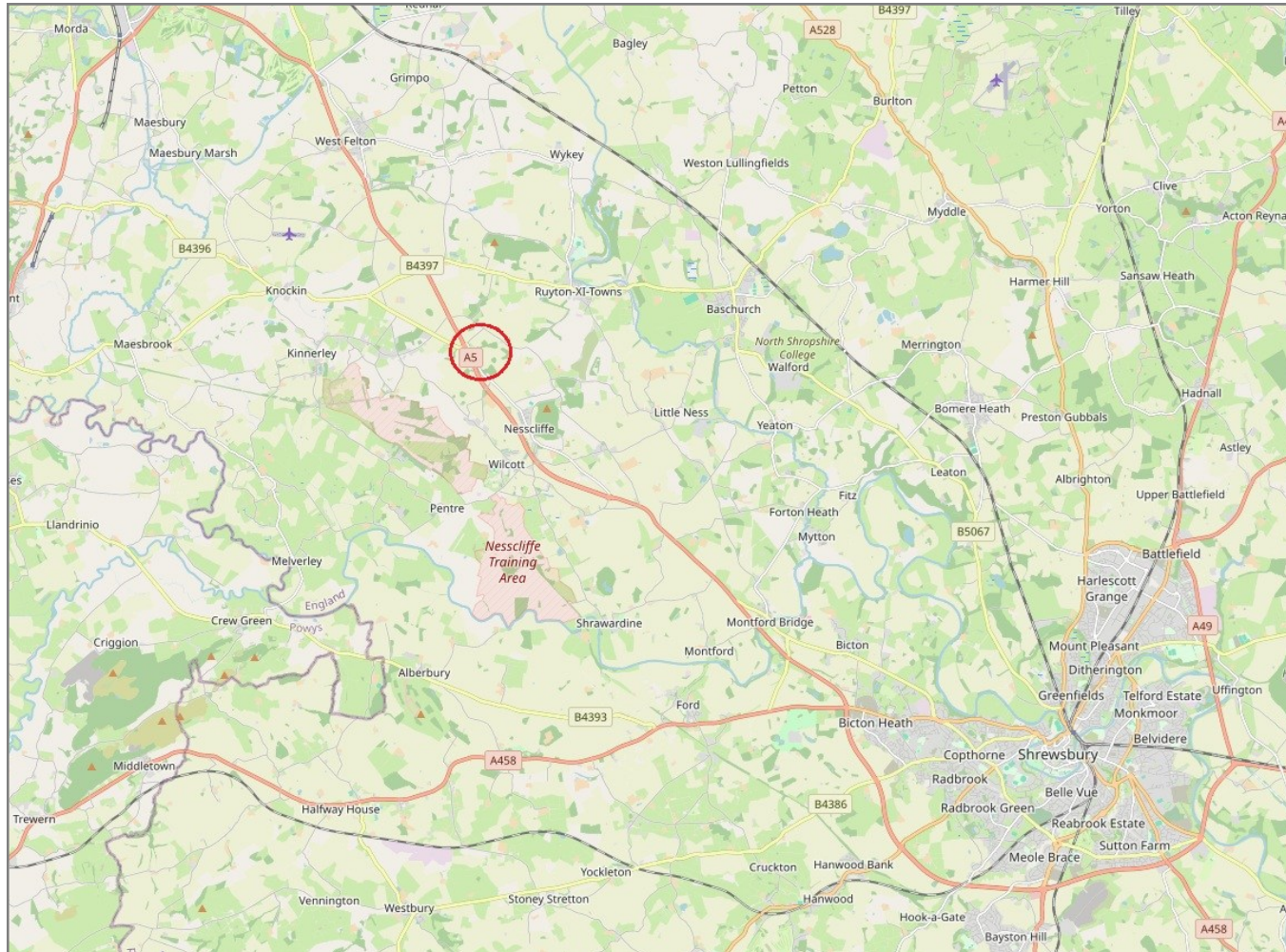
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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