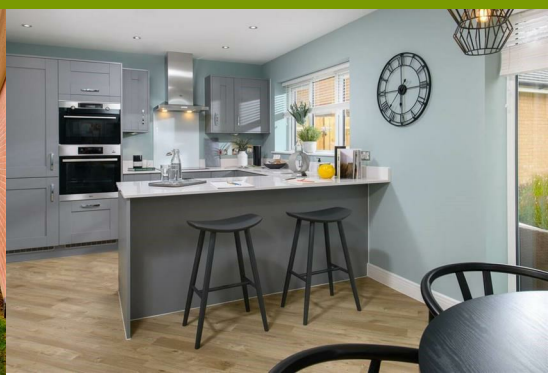


PLOT 78 - THE GOLDSMITH DARWIN'S EDGE

HEREFORD ROAD | SHREWSBURY | | SY3 9NB



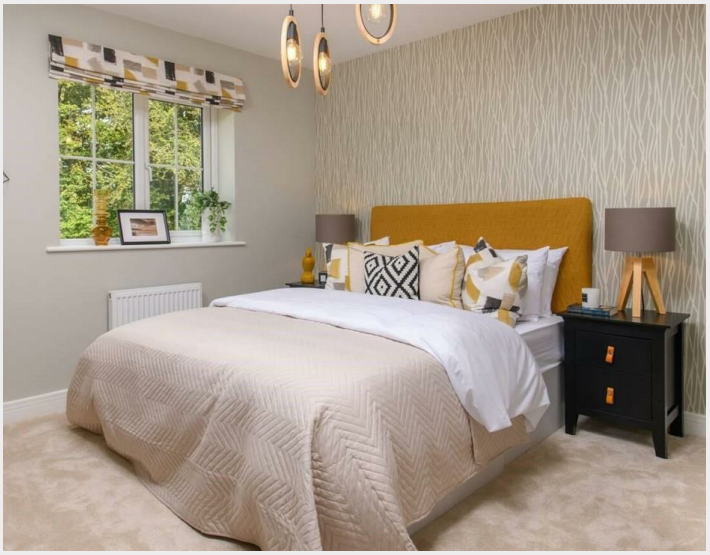




OPEN DAY SATURDAY 14TH NOVEMBER 2026

A striking and impressively appointed detached family home, providing a flexible and versatile living environment, set with garage and gardens on this sought after residential development.

Price Guide £475,000





3 4 3

- **1494 sq ft**
- **2 year Bellway warranty**
- **10 year insurance protection from the National Housing Building Council**
- **Excellent specification**
- **Driveway parking**
- **Patio and lawned gardens**

DIRECTIONS

From Shrewsbury town centre, proceed over the English Bridge and onto the gyratory system, heading for Coleham. Continue onto Belle Vue Road which links onto Hereford Road and head over the railway bridge until reaching the traffic lights by the Esso petrol station. Proceed straight ahead, over the next roundabout, passing Sainsburys on the left hand side and at the next set of traffic lights, take the left turn into the Darwin's Edge Development.

SITUATION

Darwin's Edge is a delightful development of two, three and four bedroom homes, positioned to the south westerly side of the popular market town of Shrewsbury. The development sits in a sought after residential area, having a number of amenities close by, including the Meole Brace Retail Park and golf club, with the town centre easily accessible and offering an extensive and fashionable range of both social and leisure facilities, together with a rail service. There are a number of excellent schools within close proximity and commuters will find the development is well placed with access to a number of routes, including the A5 ring road, which links through to the M54 motorway to Telford, and thereon to the West Midlands conurbations.

DESCRIPTION

Plot 78 is a most impressive and attractively appointed detached family home. The ground floor accommodation is both versatile and flexible and offers a spacious living room, separate dining room and feature open plan dining family kitchen which is positioned the rear of the property and has double doors leading out to the gardens. To complete the ground floor accommodation, there is a utility room and guest WC. To the first floor, there are four bedrooms, two of which have en-suite shower rooms, whilst the remaining two are served by the family bathroom. Outside, there is a generous driveway parking area, which leads to the detached garage. The gardens are predominantly located to the rear and provide flagged patio seating area with good sized flowing lawns. The garden shots are of Plot 147 The Baswich and for illustrative purposes only.

ACCOMMODATION

Storm porch with panelled entrance door leading into:-

RECEPTION HALL

With staircase rising to first floor, understairs storage cupboard and doors of and to:-

GUEST WC

Providing a white suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap. Part tiled walls, tiled splash, extractor fan.

LIVING ROOM

With window to the front.

OPEN PLAN LIVING KITCHEN DINER

Providing an attractive range of soft close eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and half bowl Leisure stainless steel sink unit and drainer with mixer tap, integral Zanussi electric oven and grill with Zanussi microwave combination oven over. Integral Zanussi dishwasher. Four ring Zanussi stainless steel gas hob unit with fitted filter hood over. Integral fridge/freezer. Ceiling downlighters, twin glazed french doors leading out onto the rear gardens and patio.





UTILITY ROOM
With fitted worktop incorporating Leisure stainless steel sink unit and drainer with mixer tap, storage cupboards under, space and plumbing for washing machine, wall mounted Ideal Logic gas fired central heating boiler, built in storage cupboard, panelled part glazed UPVC access door to the driveway. Built in storage cupboard off.

DINING ROOM
Window to front aspect.

FIRST FLOOR LANDING
With access to loft space, useful built in storage cupboard and doors off and to:-

BEDROOM ONE
Window to the front.

EN-SUITE SHOWER ROOM
Providing a Roche white suite, comprising low level WC with hidden cistern, wall mounted Roche wash hand basin with mixer tap over, shower cubicle with mains fed shower, inset tiling and sliding splash screen, part tiled walls, extractor fan and radiator.

BEDROOM TWO
Window to rear.

EN-SUITE SHOWER ROOM
Providing a Roche white suite, comprising low level WC with hidden cistern, wall mounted Roche wash hand basin with mixer tap over, shower cubicle with mains fed shower, inset tiling and sliding splash screen, part tiled walls, extractor fan and radiator.

BEDROOM THREE
Window to front.

BEDROOM FOUR
Window to rear.

BATHROOM
Providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap over, panelled bath, part tiled walls and tiled splash, shaving connection point, ceiling downlighters, extractor fan and wall mounted heated towel rail.

OUTSIDE
The property is approached over a flagged pathway leading to the main front entrance door. A block paved driveway then extends down the side of the property, offering a generous amount of parking and giving vehicular access to the detached garage.

DETACHED GARAGE
With up and over entrance door, electric car charging points.

THE GARDENS
To the front, the gardens offer easily maintained and well stocked herbaceous borders, together with an area laid to lawn. The majority of the gardens are found to the rear and these comprise flagged patio seating areas, generous flowing lawns and an external cold water tap.

GENERAL REMARKS

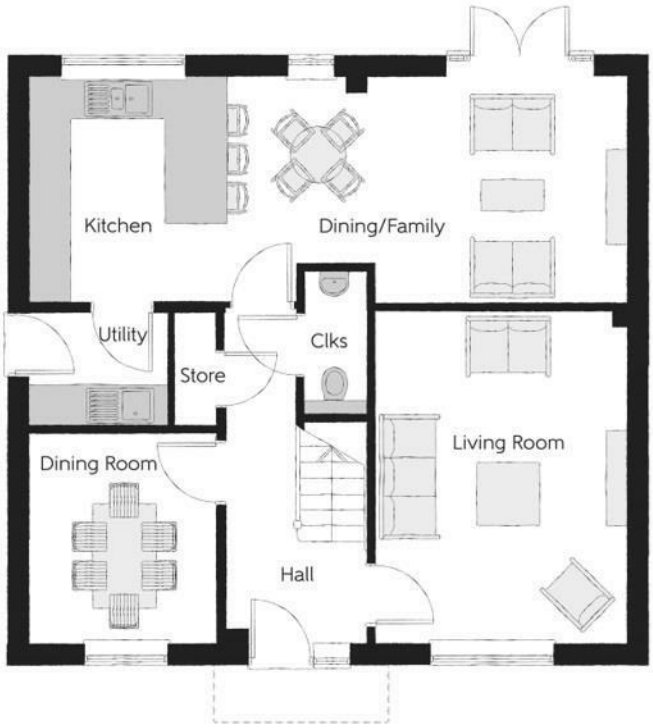
AGENTS NOTE
Prospective purchasers should note:
1) The property benefits from a number of solar panels.
2) Each property has the advantage of an electric car charging point.

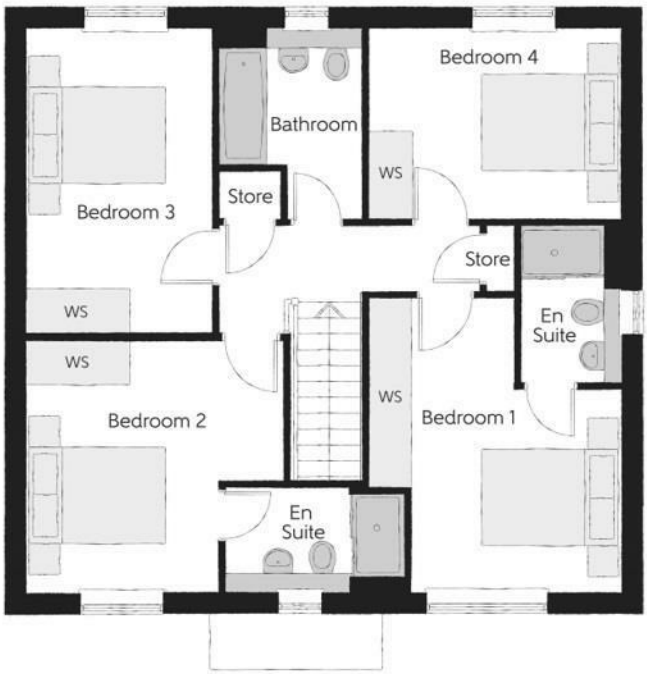
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

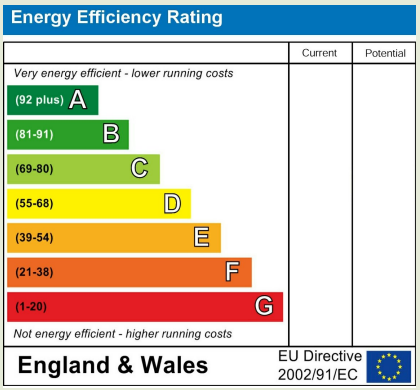
TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. Google Nest controlled gas fired central heating system, individually controlled with two thermostats one on the ground and one on the first floor. None of these services have been tested.

VIEWINGS
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com







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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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SHREWSBURY SALES

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01743 236444 shrewsbury@hallsgb.com

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