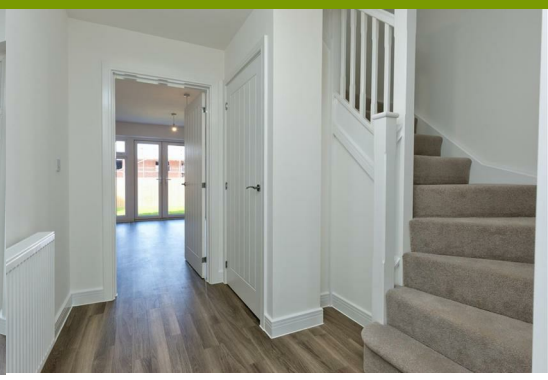


PLOT 14 - THE REEDMAKER DARWIN'S EDGE

HEREFORD ROAD | SHREWSBURY | SHROPSHIRE | SY3 9NB







OPEN DAY SATURDAY 14TH NOVEMBER 2026

A most impressive and highly appealing detached family house, offering delightfully appointed and well proportioned accommodation, set with garage and gardens on this select and sought after development.

Price Guide £399,500





1 4 3

- **1292 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 14 is a most desirable and beautifully appointed detached house, which will no doubt create strong market appeal. The ground floor provides a living room, feature open plan kitchen diner, separate 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 bedrooms are served by the bathroom. Outside, there is driveway parking which gives vehicular access to the garage. The gardens are predominantly located to the rear and comprise a flagged patio seating area with neat flowing lawns. Purchasers should be aware that the main front image is of Plot 5 and is being used for illustrative purposes.

ACCOMMODATION

Storm porch with panelled entrance door leading into:-

ENTRANCE HALL

Amtico flooring, staircase rising to first floor, built in understairs storage cupboard, panelled doors off and to:-

GUEST WC

4'9" x 7'3" (1.46m x 2.22m)
With tiled floor and providing a Roche suite comprising low level WC with hidden cistern, wash hand basin with Bristan mixer tap. Part tiled walls, tiled splash, extractor fan.

LIVING ROOM

11'1" x 15'7" (3.39m x 4.77m)
Amtico flooring, window with aspect to front.

OPEN PLAN KITCHEN/DINER

21'0" x 14'6" (6.42m x 4.42m)
Providing a generous range of eye and base level units, comprising soft close cupboards and drawers with work surface area over and incorporating a Leisure stainless steel sink unit and drainer with mixer tap, integral Zanussi electric oven and grill. Integral Zanussi dishwasher. Four ring Zanussi stainless steel gas hob unit with fitted filter hood over. Integral fridge/freezer. Amtico flooring, ceiling downlighters, twin glazed french doors leading out onto the patio and rear gardens.

UTILITY ROOM

5'10" x 5'3" (1.78m x 1.61m)
Amtico flooring, 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 off.





FIRST FLOOR LANDING
With access to loft space and built in airing cupboard housing the hot water cylinder.

BEDROOM ONE
10'5" x 12'4" (3.19m x 3.78m)
With door to:-

EN-SUITE SHOWER ROOM
5'1" x 6'8" (1.56m x 2.05m)
With tiled floor and providing a Roche white suite, comprising low level WC with hidden cistern, wall mounted Roche wash hand basin with Bristan mixer tap over, walk-in shower cubicle with mains fed shower, inset tiling and sliding splash screen, ceiling downlighters and radiator.

BEDROOM TWO
8'11" x 10'11" (2.73m x 3.35m)
Window over looking rear garden and door to:-

EN-SUITE SHOWER ROOM
5'0" x 6'8" (1.54m x 2.05m)
With tiled floor and providing a Roche white suite, comprising low level WC with hidden cistern, wall mounted Roche wash hand basin with Bristan mixer tap over, walk-in shower cubicle with mains fed shower, inset tiling and sliding splash screen, ceiling downlighters and radiator.

BEDROOM THREE
11'9" x 7'4" (3.60m x 2.25m)
Window over looking rear garden.

BEDROOM FOUR
11'1" x 7'3" (3.40m x 2.22m)

BATHROOM
6'5" x 7'0" (1.98m x 2.15m)
With tiled floor and 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 tarmacadam driveway offers a generous amount of parking, whilst giving vehicular access to the garage.

GARAGE
With metal up and over entrance door, power and light points, electric car charging point.

THE GARDENS
The rear gardens offer a flagged patio area with adjoining flowing lawns, with excellent potential for purchaser to introduce their own ideas and taste. External cold water tap. To the front, there is a small area laid to lawn together with easily maintained gravelled borders containing a variety of plants.

GENERAL REMARKS

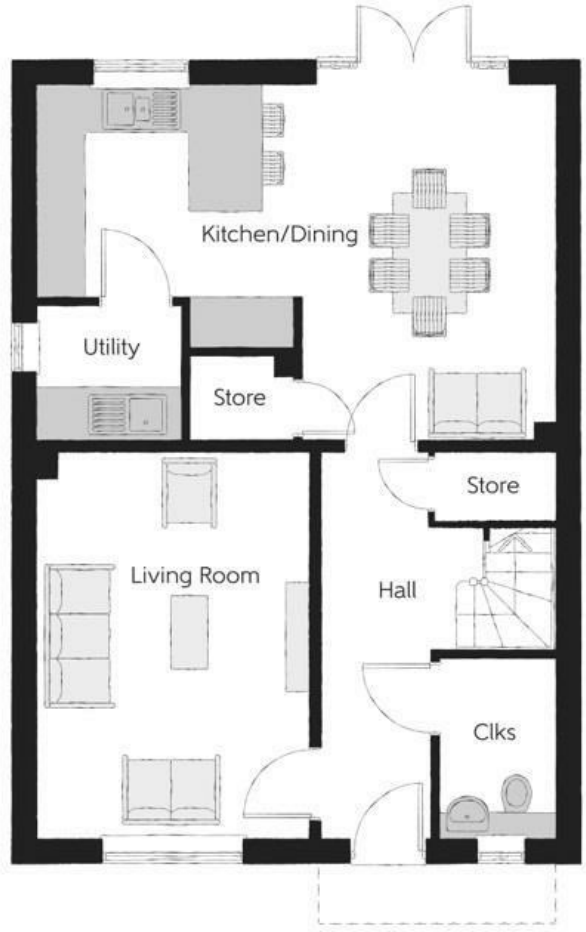
AGENTS NOTE
Prospective purchasers should note:
1) The property benefits from a number of solar panels.
2) Each property has the advantage of an electric car charging point.

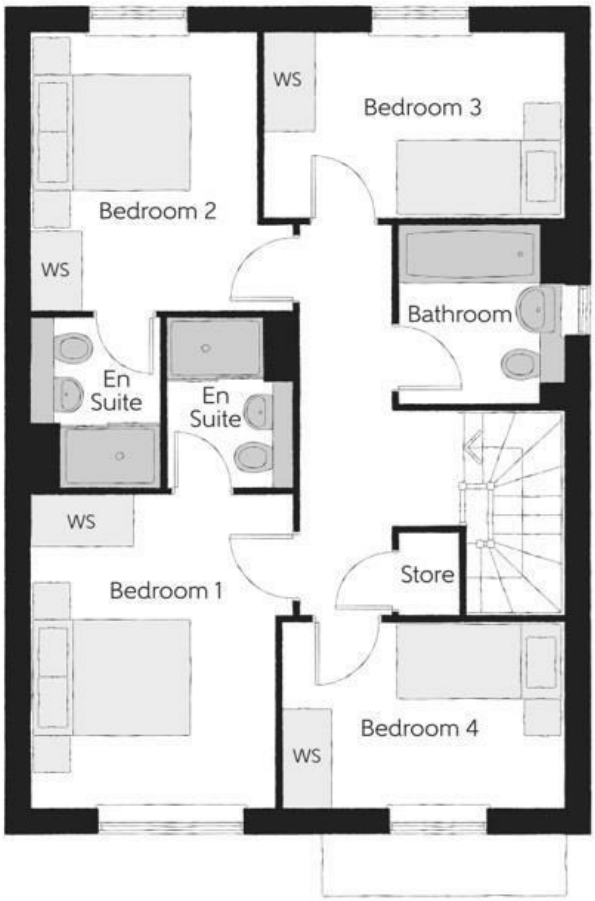
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

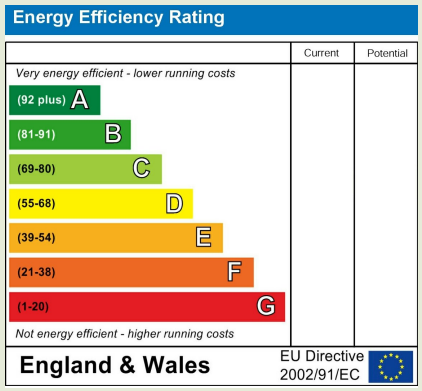
TENURE
Freehold. Purchasers must confirm via their solicitor.

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
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.







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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Halls 1845

SHREWSBURY SALES

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