

8 DOVE COURT

NEWTOWN, BASCHURCH, SHROPSHIRE | SY4 2BE

A Meticulously Maintained Four Bedroom Fletcher Homes Residence

Offers In The Region Of £430,000

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Quality, Space & Immaculate Presentation

A spacious four bedroom detached family home, built by Fletcher Homes approximately 20 years ago to the highest specification and meticulously looked after by the current owner throughout.

Set within a quiet courtyard in the popular village of Baschurch, the house offers well-balanced and versatile accommodation of approximately 1,680 sq ft, ideal for growing families and those needing room to work from home.

The ground floor comprises an enclosed entrance porch, a generous reception hall, two reception rooms, a separate study, a spacious kitchen/dining room, utility room and cloakroom. To the first floor are four bedrooms, the master with en-suite shower room, and a family bathroom.

KEY FEATURES

- Four bedroom detached Fletcher Homes property
- Built to the highest specification and meticulously maintained
- Two reception rooms plus a separate study
- Spacious kitchen/dining room, utility room and cloakroom
- Master bedroom with fitted wardrobes and en-suite
- Single garage, two patio areas and enclosed lawned garden



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The Heart of the Home

A brick-built enclosed porch with tiled flooring provides a practical entrance before opening into a welcoming and generously proportioned reception hall, with stairs rising to the first floor and doors to all principal rooms.

The kitchen/dining room is a spacious and sociable family space, fitted with a range of cream Shaker-style wall and base units, contrasting work surfaces and a tiled splashback, with a built-in oven, gas hob and stainless steel extractor, tall larder unit and tiled flooring. There is ample room for a family dining table, with French doors opening directly onto the rear patio.

The lounge is a bright, well-proportioned main reception room with French doors and glazed side panels to the rear garden, while the family room offers a versatile second reception room, ideal as a snug or playroom, with French doors to a private side patio.

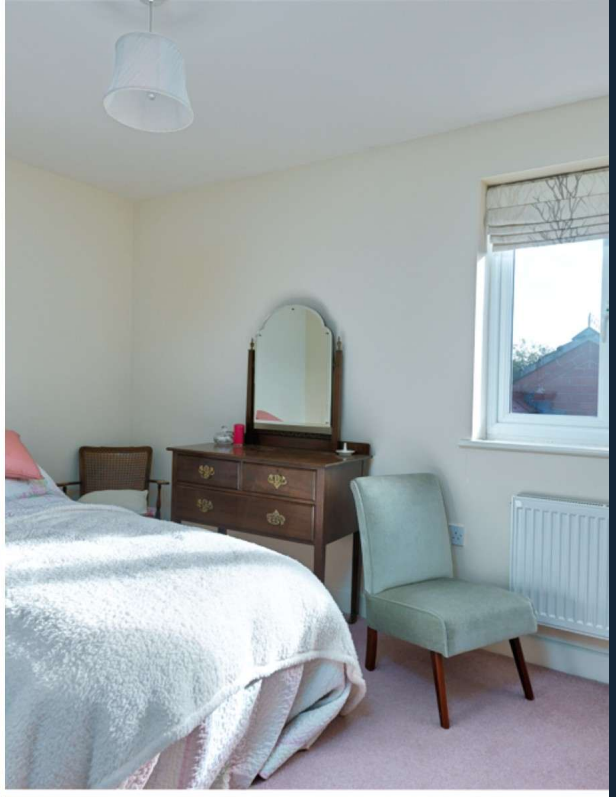
A separate study with oak-effect flooring provides a quiet home office. A utility room with matching units, sink and wall-mounted boiler, and a ground floor cloakroom complete the accommodation.



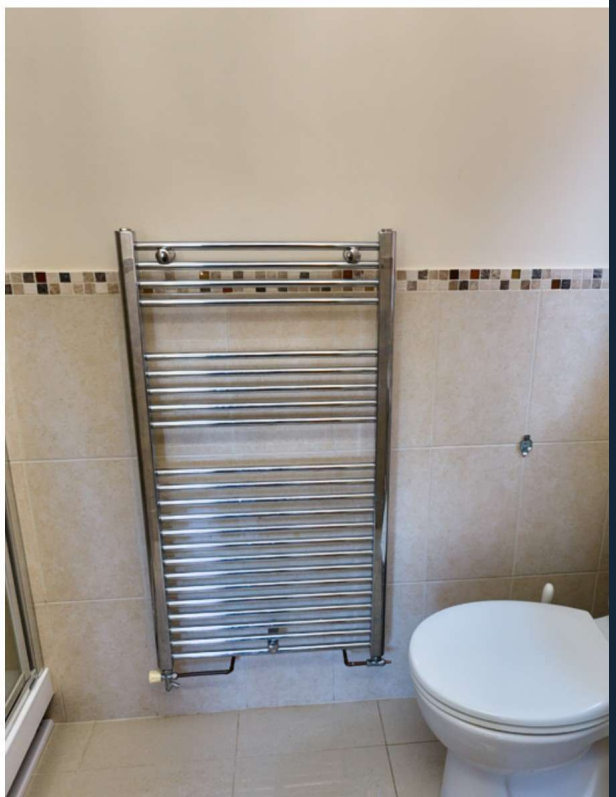










BEDROOMS & BATHROOMS

A light first floor landing with window and white spindle balustrade gives access to all four bedrooms and the family bathroom.

Master Bedroom – A generous double bedroom with built-in double wardrobes and a private en-suite shower room, fitted with shower enclosure, WC, wash basin and chrome heated towel rail.

Bedroom Two – A further double bedroom with built-in double wardrobe.

Bedroom Three – A well-proportioned bedroom with built-in double wardrobe.

Bedroom Four – A good-sized single bedroom, ideal as a nursery, guest room or second office.

Family Bathroom – A white suite of panelled bath with mixer shower and glass screen, pedestal wash basin and WC, with part-tiled walls and a decorative mosaic border.

Gardens & Grounds

The property is approached over a block-paved frontage leading to the single garage, with an up-and-over door and rear personal door, and a paved pathway to the side.

To the rear, a raised paved patio runs across the house, reached from both the lounge and the kitchen and ideal for outdoor dining and entertaining. Beyond lies a large, level lawn fully enclosed by timber fencing, safe for children and pets, while a second private patio to the side opens from the family room.

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Location – Baschurch

Dove Court is a quiet cul-de-sac in Newtown, Baschurch, a popular and well-served North Shropshire village surrounded by attractive countryside.

The village offers a range of everyday amenities including a post office, village hall and All Saints' Church, together with well-regarded schooling at Baschurch CE Primary School and The Corbet School.

The county town of Shrewsbury lies to the south-east, with Oswestry to the north-west and Wem to the north-east, all readily accessible by road and offering a wider choice of shopping, leisure and educational facilities.

Anti-Money Laundering

In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide proof of identity, proof of address and, where appropriate, evidence of source of funds before a sale can be formally progressed.

Tenure: Freehold

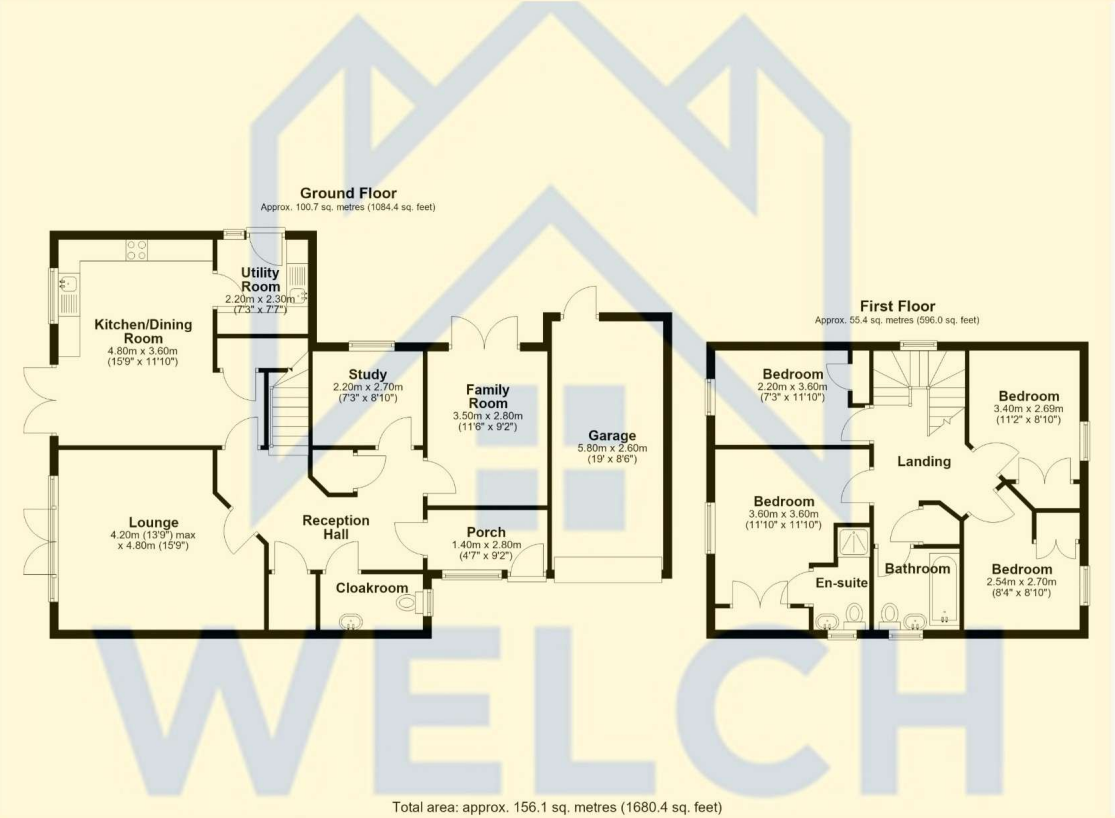
Council Tax: Band D

EPC: [TBC]

Heating: Gas central heating

Viewing: Strictly by appointment with Welch Estate Agents

These particulars are a general guide and do not form part of any contract. The floor plan is for guidance only. Services, systems and appliances have not been tested.



Total area: approx. 156.1 sq. metres (1680.4 sq. feet)

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