



Twin Oaks  
Haughton Village, Shifnal



# Twin Oaks

## Haughton Village



Lovett&Co. Estate Agents are pleased to offer for sale this bespoke four/five bedroom detached property situated in a stunning rural setting with surrounding countryside views.

The unique open plan layout offers potential buyers an abundance of living space featuring: a large reception hallway opening to the rear open plan lounge and dining area, conservatory, breakfast kitchen, ground floor sitting room which could also be used as an extra bedroom or study, cloak room and guest WC, stunning gallery landing with full height window to the side, four double bedrooms, family bathroom and en-suite to the master bedroom.

There is also a substantial double garage/workshop and utility room plus driveway with parking for several vehicles as well as the mature lawn gardens which surround the property.

Other benefits include UPVC double glazing and an oil powered central heating system throughout.

Haughton Village conveniently located in an exclusive road within walking distance of Shifnal town and also having easy access to the excellent shopping facilities that Telford town centre provides. The area is well served by both independent and maintained schooling, also having excellent motorway links with the M54 (J4) providing access to Telford, Birmingham and Wolverhampton as well as the i54 Business Park.

### RECEPTION HALL:

Accessed via the porch it features: wooden flooring, wall and ceiling lights, radiator, windows to front with soil flower bed window area, doors to the other ground floor rooms and bespoke wooden staircase to the first floor.

### OPEN PLAN LOUNGE & DINING AREA:

19' 11" x 24' 8" (6.08m x 7.52m)

Stunning open plan area with a wooden floored dining area stepping down to the carpeted lounge with brick fireplace and multi fuel burner, radiators, window to rear and French doors to the conservatory.

### CONSERVATORY:

9' 4" x 18' 8" (2.85m x 5.69m)

Poly-carbonate sloping roof with a wooden frame set on a brick base, varnished Parquet flooring, ceiling light and fan, windows to all sides and French doors to the patio area.

### BREAKFAST KITCHEN:

2.77m (9' ") x 6.20m (20' 4")

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker, integrated dishwasher, fridge and freezer, breakfast area to the front with full height windows overlooking the front garden, tiled flooring, ceiling lights, large store cupboard, door to the side vestibule leading to the garden/garage and conservatory. There is also a utility room accessed from kitchen on the same level to the garage.

### SITTING ROOM/STUDY/ FIFTH BEDROOM:

17' 11" x 11' 6" (5.45m x 3.50m)

Laminate flooring, ceiling light point, radiator and windows to the rear and side. This versatile room could be used for a number of purposes to suit the buyers needs.

### CLOAK ROOM & WC:

Large cloak area with cupboard for hanging coats and storing boots, changing area with laminate flooring, window to front, light point and door to the guest WC.

### FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

### MASTER BEDROOM:

17' 11" x 13' 6" (5.45m x 4.12m)

Built in wardrobes, carpeted flooring, radiator, ceiling & wall light points, windows to the side and rear, door to the en-suite.

### EN-SUITE:

Full suite comprising: bath, shower cubicle, vanity unit with twin wash hand basins, cabinets and wall mirror, low level WC, wall tiling, recess light points and window to front.

### BEDROOM TWO:

19' 11" x 10' 8" (6.07m x 3.25m)

Carpeted flooring, ceiling light point, radiator, window to side plus further window and door to the balcony area shared with the third bedroom.

### BEDROOM THREE:

11' 4" x 14' 4" (3.45m x 4.37m)

Carpeted flooring, ceiling light point, radiator, window and door to the balcony area shared with the second bedroom.





#### **BEDROOM FOUR:**

16' 6" max x 9' 8" (5.02m x 2.95m)

Carpeted flooring, ceiling light point, radiator and window to front.

#### **FAMILY BATHROOM:**

White suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, carpeted flooring, ceiling light, radiator, large airing cupboard and window to side.

#### **EXTERNALLY:**

At the front is a driveway with parking for several vehicles and access to the large double garage with separate utility area. The stepped pathway leads through the front garden to the front doors and the charming garden continues around to the rear of the property backing onto farmland and woodland. There are a number of mature planted trees, shrubs and bushes plus a patio area from the conservatory which collects the sun all afternoon in the summer months.

#### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

#### **DISCLAIMER:**

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### **Ground Floor**



### **First Floor**





