



2 Roundton Place, Churchstoke, Montgomery, Powys

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2 Roundton Place Churchstoke Montgomery Powys SY15 6FF

An attractive brand new four bedroom detached home with wonderful hillside views

Churchstoke 1.9 miles, Montgomery 5 miles,
Welshpool 9 miles, Shrewsbury 23 miles,
Oswestry 24 miles, Ludlow 25 miles

Kitchen/dining/sitting room | Study | Utility
room | Log burner | Downstairs cloakroom
4 Bedrooms | 2 En suites | Family bathroom
Underfloor heating to ground floor | Air source
heat pump | Garage | Driveway | Garden
Home sprinkler system | Vehicle charging point
Countryside views

EPC Rating B

The property

No.2 Roundton Place offers flexible open plan accommodation over two floors and benefits from modern fixture and fittings including zoned underfloor heating to the ground floor, air source heat pump, home sprinkler system, well equipped kitchen, stylish bathroom and en suites, vehicle charging point and garage with electric roller door.

Approached by a covered porch the welcoming entrance hall leads to the kitchen/dining/sitting room and cloakroom, staircase leads to the first floor, there are two handy storage cupboards and door which leads to the garage.

The well-equipped kitchen area offers a range of wall and floor units with quartz worktops. The modern appliances consist of induction hob with extractor fan above, oven, microwave, upright fridge freezer and dishwasher. A separate island with cupboard and drawer units under

incorporates a breakfast bar and wine cooler. The neighbouring front aspect utility room has base level cupboard units and additional appliance space, a door gives side access to the garden. The dining/sitting area which boasts an attractive feature log burner has both bi fold doors and double opening doors which lead to the rear garden, ideal for entertaining and alfresco dining, there is also a door which leads from the dining area to the rear aspect study which benefits from countryside views.

On the first floor there are four bedrooms, all of which benefit from built in wardrobes, stylish family bathroom and two en suites. The rear aspect principal bedroom with Juliet balcony and country views has a three piece en suite consisting of a full width shower, wash hand basin with cupboard under, heated towel rail, tiled floor and LED mirror. Bedroom two also has countryside views, double built in wardrobes and modern three-piece ensuite. The four-piece bathroom consists of bath, separate shower, wash hand basin with cupboard under, tiled flooring, heated towel rail and LED mirror.

Kitchen Area 4.58m x 3.16m

Dining Area 4.77m x 2.94m

Sitting Area 5.62m x 4.07m

Utility Room 3.04m x 2.40m

Study 2.67m x 1.71m

Principal Bedroom 4.42m x 3.47m

Bedroom Two 3.71m x 3.53m

Bedroom Three 3.41m x 2.87m

Bedroom Four 3.24m x 3.00m

Family Bathroom 2.58 x 2.06m

Directions

Follow Sat Nav to SY15 6FF

What3words curated.movements.ownership



Outside

The rear garden with wonderful hillside views is mainly laid to lawn and has a full width paved patio power points and courtesy lights, paved pathways lead from both sides of the property giving side access to front via gates. The air source heat pump is located to the rear of the property.

The property is approached by a generous tarmacadam driveway giving parking for numerous vehicles, the driveway is complimented by a garage with electric roller door, vehicle charging point power and light, eaves storage space and double opening doors to rear garden.

Location

2 Roundton Place occupies a pretty position in the village of Churchstoke which benefits from a supermarket, primary school and two public houses. The historic town of Montgomery offers a further variety of amenities including a school, shops, post office, public houses, restaurants and a library. The bustling town of Shrewsbury and the market towns of Oswestry and Welshpool are within easy commuting distance offering a more extensive range of facilities.

The A5 from Shrewsbury provides excellent access to the M54 and the national motorway network. Access to the intercity railway network is via Welshpool and there are international airports at Birmingham, Manchester and Liverpool.





General

Local Authority: Powys

Services: Mains Drainage, Water & Electricity, Air Source Heat Pump.

Council Tax: Unallocated

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Tenure: Freehold

Guide Price: £595,000

Warranty: LABC - 10 years.

Agents Note: The access to the driveway is shared with one neighbouring property both of whom have equal responsibility and ownership




Shrewsbury

Theatre Royal, 14 Shoplatch, SY1 1HR

01743 284200

shrewsbury@struttandparker.com
struttandparker.com

 @struttandparker

 /struttandparker

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including Prime Central London

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