

## 42 Everglade Telford TF2 9QT

A Substantial Four Bedroom Detached Family Home with a layout of beautifully presented rooms and elegant suites arranged over two floors creating wonderful comfortable sociable spaces to relax, host family gatherings or work from home. The property sits within a select established area of Priorslee, a fantastic location for families with local amenities on the doorstep including a convenience store, farm shop, a medical practice together with outstanding schools as well as Telford town centre and park only being a short drive away offering a more extensive range of shopping, dining and leisure facilities as well as a rail station with trains running to Shrewsbury, Birmingham and beyond to London Euston. The M54 and motorway networks are also easily accessible. 42 Everglade welcomes you into an Entrance Hall with a Downstairs Cloakroom leading off along with a Study having a discreetly located utility area and a gorgeous spacious inviting Lounge connecting to the Dining Room with plenty of space for a grand table and chairs to enjoy family mealtimes. In addition an attractively appointed and well equipped Kitchen also benefits from having underfloor heating, a perfect addition in helping to take the edge of those brisk winter mornings. A staircase rises to the upper floor equally spacious accommodation presenting a delightful En Suite Master Bedroom and three further good sized bedrooms served by a stylishly appointed Family Shower Room also enjoying underfloor heating. The rear garden further complements the property laid out with an expanse of lawn and a large paved terrace to enjoy dining during the warmer seasons.

ACCESS The property sits behind a paved driveway flanked with dwarf walling and fencing stretching along to a gated side access housing a cold water tap as well as a lawned frontage and an attractive open pillared tiled overhang entrance porch with lighting.

## Overview

- A Substantial Four Bedroom Detached Family Home Within a Select Established Development Within Easy Reach of Local Amenities
- Well Maintained and Beautifully Presented Throughout
- Entrance Hall with a Downstairs Cloakroom
- Lounge, Dining Room and a Study having a Discreetly Located Utility Area Within
- Attractively Appointed and Well Equipped Kitchen with Modern Appliances
- Master En Suite Bedroom

**ACCOMMODATION** A UPVC ENTRANCE DOOR - Having glazed side panels opens into: **ENTRANCE HALL** Accommodating a staircase to the first floor, ceiling light point, radiator, doors to all ground floor rooms and most attractively laid flooring continuing into the Study and **DOWNSTAIRS CLOAKROOM** - Having a frontal aspect privacy window, a heated chrome towel rail, ceiling light, tiled walls and a suite comprising of a wall mounted hand wash basin with mixer tap, W.C., and part tiled walls. **STUDY WITH UTILITY AREA** (This room was previously the garage space and has been reconfigured giving an extra useful living area) Having a fire door, radiator, downlighting, wall mounted Combi gas central heating boiler, and built in cupboards with space and plumbing within for a washing machine, dryer, and the further cupboard providing a great shoe storage facility. **LOUNGE** A gorgeous light and bright room overlooking the rear garden aspect and beautifully appointed with luxury carpet, two radiators, two ceiling light points and complete with a delightful brick built fireplace housing a decorative gas fire perfect for cosy winter evenings along with open access through into the **DINING ROOM** Another lovely stylish room to gather with family and friends with light beaming in through French doors which lead out onto a dining patio in the rear garden offering a great space to enjoy outdoor summer parties. **KITCHEN** Of a generous size overlooking the frontal aspect, a part glazed door opening onto the side aspect and well appointed with having the benefit of under floor heating beneath herringbone style flooring, down lighting and an array of solid oak eye level cupboards with lighting beneath, modern wall tiling and base cupboards including one for condiments and two larder units as well as attractive marble effect style work surfaces incorporating a stainless steel sink and drainer with a mixer tap, four ring gas hob with extractor over along with space for an American style fridge/freezer with an ice maker machine, and integrated appliances including a dishwasher and two electric ovens also having a grill and microwave within.

A carpeted staircase rises from the entrance hall to the **FIRST FLOOR LANDING** Having a stairhead window and access hatch to a boarded loft giving storage, ceiling light point, radiator, a useful cupboard, and doors to all rooms. **MASTER BEDROOM** Overlooking the rear garden aspect and having carpet, ceiling light point, radiator, a mirrored wardrobe and a door opening into: **EN SUITE SHOWER ROOM** Having a privacy window and beautifully appointed with beautifully tiled walls and flooring, a heated chrome towel rail, an eye catching vanity unit topped with a stylish counter top inset with hand wash basin, mixer tap, cupboards and shelving beneath and wall mounted glazed cupboards along with a wall mirror having lighting above. There's also a fully tiled shower cubicle with a rain head shower over and spa body jets. **BEDROOM TWO** A double sized room overlooking the frontal aspect, laid with carpet and having a radiator and ceiling light point. **BEDROOM THREE** Another double sized room overlooking the rear garden aspect having carpet, ceiling light point, radiator and an attractive built in mirrored wardrobe. **BEDROOM FOUR** A good sized single bedroom overlooking the frontal aspect and having carpet, radiator and ceiling light point. **FAMILY SHOWER ROOM** Having a privacy window overlooking the frontal aspect and elegantly appointed with Travertine wall tiling, a tiled floor, and sleek topped cupboards and vanity unit inset with a hand wash basin with mixer tap, an enclosed flush W.C. and a fully tiled shower enclosure with a fixed rainhead shower and handheld attachment as well as an extractor fan, ceiling light and a heated towel rail.

We are also informed by the vendor that the roof of the property has recently been cleaned and all guttering surrounding the house too. **REAR GARDEN** A generous well maintained garden laid to a substantial flagstone terrace and dwarf walling featuring circular styled steps leading up to a manicured lawn and gravelled borders flanked by fence panelling giving privacy. Two cold water taps are also housed within the garden. **TELFORD AND WREKIN COUNCIL TAX BAND: D EPC RATING: C DIRECTIONS:** From Redhill roundabout on the A5 take Castle Farm Way turning second right into Priorslee Avenue and continue along taking the fourth turning right into Everglade Road where the property sits half way down on the right hand side as indicated by our For Sale Board. **SAT NAV POST CODE: TF2 9QT**







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Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)  
4 Broadway, Shifnal, TF11 8AZ



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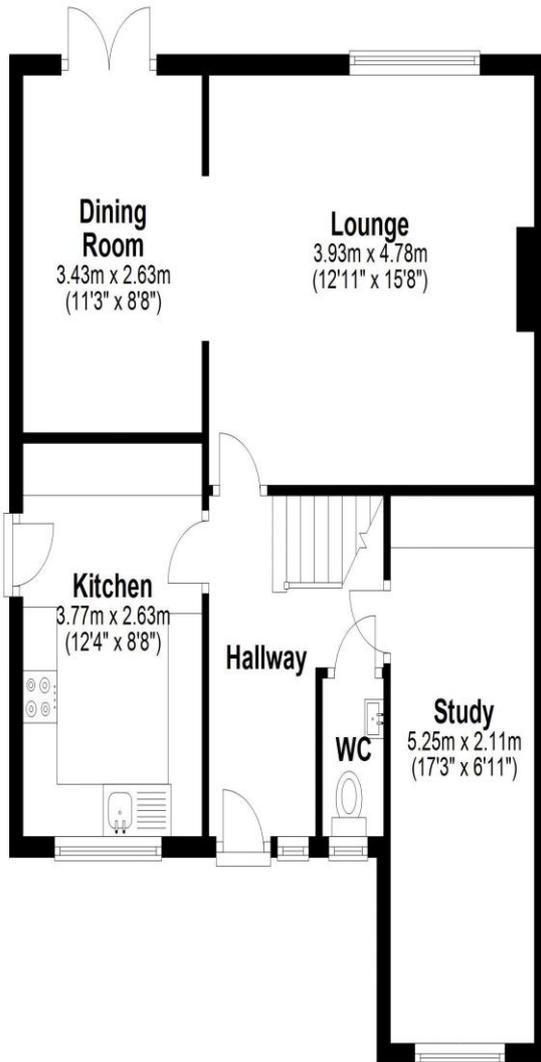
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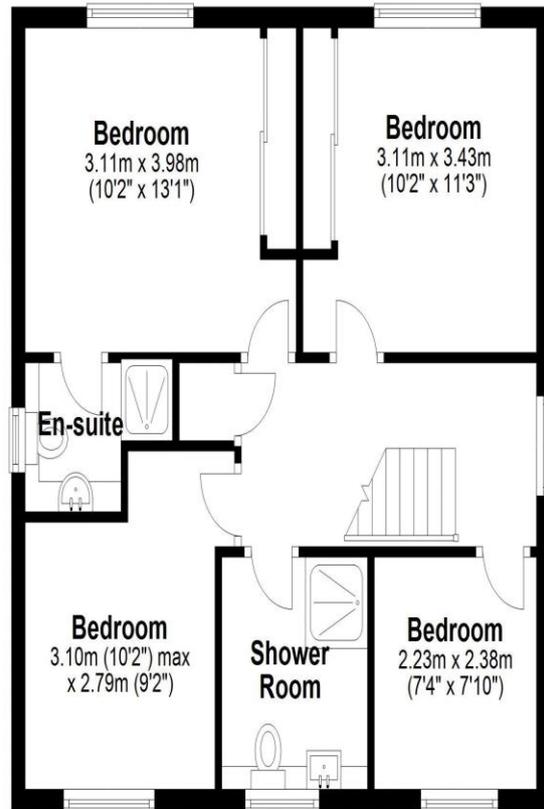
## Ground Floor

Approx. 59.0 sq. metres (634.9 sq. feet)



## First Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



Total area: approx. 114.9 sq. metres (1236.6 sq. feet)

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