

ESME VIEW

£610,000



“A great modern, rural home with sensational views”

Broome, Shropshire

This newly completed, high-quality, 4-bedroom home enjoys a light and airy, well-designed living space, parking, double garage, wrap-around garden and a great location with spectacular, open views.

- Stylish design
- 4 bedrooms
- Study
- First floor balcony with views
- Solar panels
- Ample parking
- Double garage
- Walking distance to village amenities



With a stylish exterior, this property occupies a corner position on the new, select, high-quality development in the pretty community of Broome with countryside views and rural walks on your doorstep.

This stylish family home has space in abundance: enter through the front door into the impressive reception hall - bathed in light, courtesy of floor to ceiling windows, this space sets out the generosity of scale from the outset, with long sight-lines leading off in all directions. From here there is access to a convenient cloakroom as well as a useful understairs storage cupboard. A timber door leads into the large sitting room which spans the full depth of the property and has a set of double door accessing the outside patio area and offers tremendous open views across the neighbouring countryside.

To the rear of the reception hall sits the study, a useful room which could have a variety of uses: from a craft room, reading room or children's play room.

Finally, the hallway leads into a superb, open-plan kitchen-dining area: a highly prized space in a modern home, connecting the family at mealtimes; the bonus of this particular room is the superb open views to the rear: a great space to lose yourself in the vista whilst enjoying a cup of coffee. The stylish kitchen has ample storage cupboards, a built-in oven, countertop hob and central island for food preparation. The kitchen backs directly on to the utility room with matching cabinets, housing all of the homes white goods. Another door opens into the attached double garage: a superb space for storage, a workshop or perhaps for use as a gym.



On the first floor there is a further spacious landing, flooded with light from the large, front-facing windows and three bedrooms, the master bedroom with a large balcony enjoying exceptional views, serviced by en suite. A large, stylish bathroom completes the upstairs.

Outside: The landscaped garden sits to the rear of the property in a south-west orientation – a great spot to enjoy the evening sun, with a patio area hugging the rear elevation of the house. Car parking and outside amenity is well catered for, with a double garage and additional parking to the front.





Area: Broome is a small rural community, along with its neighbouring villages of Aston on Clun and Clungunford. Broome has a sweet little community shop, supplying all of life's essential groceries. In the heart of Shropshire countryside, the village is central to some superb countryside walks. The Kangaroo Inn is less than half a mile away and there are cafés in nearby Hopton Heath. Larger towns with full amenities, such as Ludlow and Craven Arms are just a few miles' drive away.

At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	TBC
Heating:	Underfloor downstairs/ radiators upstairs
Services:	Mains electricity & water; LPG; private drainage
Service charges:	TBC (sewerage/ track maintenance)
Notes:	Solar panels are owned outright by the property
Broadband:	Yes** (Full fibre up to 900Mbps)

* correct as of instruction date | ** Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.