



## 55 Gatcombe Way Telford TF2 9GZ

An Attractively Designed Three/Four Bedroom Townhouse within a mews style development of modern family homes fronting Gatcombe Way Village Green, a popular locality in Priorslee with a medical practice, Redhill Primary School on the doorstep and further schooling nearby. A more comprehensive range of shopping and dining facilities are also within a short travelling distance in Telford Town Centre along with a park, leisure facilities and a cinema. For those needing to commute, the M54 and motorway networks are also within easy reach and rail services run from Telford Central station to Shrewsbury and the West Midlands conurbations. 55 Gatcombe Way offers a spacious layout of rooms over three floors with a welcoming Entrance Hall flowing into a must have Downstairs Cloakroom, a wonderful formal Dining Room to gather with family and friends and could be used as a fourth bedroom, and a beautifully appointed sleek white Breakfast Dining Kitchen giving rear garden access. Heading upstairs across the first floor imposing galleried landing a double rear aspect bedroom and a gorgeous light and bright cosy newly and tastefully decorated Lounge gives plenty of space to relax on comfy sofas overlooking a tree lined aspect. A second flight of stairs reveals a lovely En Suite Bedroom enjoying an open aspect towards Gatcombe Village Green, a further double bedroom and an attractively appointed Family Bathroom. An enclosed lawned rear garden is laid out with paved seating areas and gated access to allocated parking within a courtyard setting.



**ACCESS** The property can be accessed both through an archway into the allocated car parking area off Gatcombe Way, with space for one car and a paved pathway alongside the terrace proceeding to a brick paved walkway leading to the front door.

## Overview

- A Modern Three/Four Bedroom

Townhouse Within a Mews Style

Development

- Two Reception Rooms
- Downstairs Cloakroom
- A Most Attractive Modern Breakfast

Dining Kitchen with Rear Garden

Access

- First Floor Newly Decorated

Lounge and a Double Bedroom

- Second Floor En Suite Master

Bedroom, Further Double Bedroom  
and Family Bathroom

- Double Glazing Throughout,

Combi Gas Central Heating and PIR

Security Lighting

**ACCOMMODATION** A tiled overhang porch having lighting alongside and a decorative gravel border fronts the property with an attractive front door opening into: **ENTRANCE HALL** - Of good proportions with radiator, ceiling light point, stairs to the first floor and tiled flooring adding a touch of luxury continuing through into the kitchen and **DOWNSTAIRS CLOAKROOM** - Having a frontal aspect privacy window, radiator, ceiling light point, extractor fan and a suite comprising of a pedestal hand wash basin and W.C. **BEDROOM FOUR/DINING ROOM** A carpeted room with a window inset with a vertical blind overlooking the frontal aspect having ceiling light point and radiator. **BREAKFAST DINING KITCHEN** Having a rear aspect window inset with a vertical blind, down lighting, radiator, wall mounted extractor fan and a comprehensive range of eye catching sleek white cupboards with lighting beneath and topped with attractive work surfaces extending to a breakfast bar. The kitchen also features a roller shutter cupboard and useful shelving above the one and a half bowl ceramic sink and drainer with mixer tap along with a cupboard housing an Ideal combi gas central heating boiler and an electric oven sits beneath a four ring gas hob with a chimney extractor over. A built in cupboard with lighting provides a great storage facility and there's plenty of space and plumbing for white goods including a washing machine, dryer and dishwasher.

A carpeted turning staircase with handrail rises to an imposing **FIRST FLOOR GALLERIED LANDING** Having a rear aspect stairhead window, radiator, carpet inset with blind, doors to the Lounge, Double Bedroom and a balustraded staircase ascending to the Second Floor accommodation. **LOUNGE** Tastefully decorated walls and flooring laid to carpet create a cosy feel to this lovely spacious room with plenty of light streaming in through the windows overlooking a tree lined aspect and having ceiling light point, two radiators and lots of space for comfy sofas for all the family. **BEDROOM ONE** Having a rear aspect window inset with a vertical blind, carpet, ceiling light point and radiator. The further balustraded and carpeted staircase ascends to the **SECOND FLOOR LANDING** Having radiator, ceiling light point, access hatch to a part boarded loft, a built in storage cupboard and doors to all rooms. **BEDROOM TWO** A carpeted room with a rear aspect window inset with a vertical blind and having radiator, ceiling light point. **MASTER BEDROOM** Enjoying an elevated view towards parkland and the countryside beyond with flooring laid to wood effect laminate, radiator, ceiling light point and a door opening into: **EN SUITE SHOWER ROOM** With a privacy window overlooking the frontal aspect, tiled flooring, radiator, down lighting, extractor fan and a suite comprising of a fully tiled shower cubicle with a thermostatic shower over, pedestal hand wash basin and W.C. **FAMILY BATHROOM** Featuring down lighting, tiled flooring, a panelled bath with mixer tap, pedestal hand wash basin, W.C and having a radiator and an extractor fan.

**REAR GARDEN** Laid out with a well kept lawn bordered with decorative gravel and paved areas to enjoy dining or just relaxing during the warmer seasons. A timber garden shed provides an excellent storage facility and a fenced perimeter gives privacy and gated access to a parking space within a courtyard to the rear of the property. We are informed by the vendor that a Management Charge is in place of 360.00 per annum. **TELFORD AND WREKIN COUNCIL TAX BAND C EPC RATING: C DIRECTIONS: SAT NAV POST CODE: TF2 9GZ**











## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

**01952 460000**

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



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710



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