



3 Cantern (Off Brook Hollow), Bridgnorth, Shropshire, WV16 4SE

BERRIMAN
EATON

3 Cantern (Off Brook Hollow), Bridgnorth, Shropshire, WV16 4SE

A contemporary detached family home, thoughtfully extended on the ground floor to create a superb open-plan kitchen and living area. The property offers four bedrooms, two bath/shower rooms, and a southerly-facing landscaped garden. Additional features include underfloor heating an integral garage, a separate utility room, together with the convenience of being within walking distance of the Town's excellent amenities and beautiful countryside walks.

Ironbridge - 8 miles, Much Wenlock - 8.5 miles, Telford - 12 miles, Kidderminster - 15 miles, Shrewsbury - 21 miles, Ludlow - 20 miles, Wolverhampton - 15 miles, Birmingham - 30 miles.

(All distances are approximate).

LOCATION

Brook Hollow is a small residential development located just half a mile from the vibrant High Street and town centre amenities. The historic market town of Bridgnorth offers a wide range of facilities, including a variety of shops, pubs, cafés, and restaurants, as well as both primary and secondary schools, healthcare services, and an excellent array of sports clubs.

Bridgnorth is a popular Market Town home to many historical attractions such as the Severn Valley Steam Railway, funicular Cliff Railway and the theatre on the steps. The area is well known for scenic walking and cycling routes along the River Severn and beyond.

ACCOMMODATION

Upon entering through the front porch the front door opens into a stylish entrance hall featuring a tiled floor with underfloor heating. Stairs rise to the first floor, and the hallway also provides access to a guest cloakroom with WC and integral access into the garage. A glass door opens into the sitting room, which overlooks the front aspect. Elegant double glass doors lead into an impressive open-plan living, dining, and kitchen area. This space, extended and fully refitted in 2023, has been thoughtfully designed for modern family living and entertaining. The kitchen is beautifully appointed with a range of matching base and wall units, all with soft-close drawers, complemented by granite worktops. A large central island houses a breakfast bar and a Belfast sink with a mixer tap, enhanced by an integrated water softener. High quality appliances include a five ring gas hob with a double oven beneath, an extractor hood, wine cooler, and a fully fitted Butler's Pantry.

The tiled flooring with underfloor heating flows seamlessly into the adjoining Orangery – a bright and airy space enhanced by a sky lantern, full-height windows, and patio doors with integral blinds opening out to the garden. The Orangery currently accommodates a formal dining area and living space, with an adjacent snug featuring a cosy multi-fuel burner.

A fully equipped utility room offers additional fitted base and wall cabinets, worktops, an inset sink, and integrated appliances including a combi microwave oven, dishwasher, fridge, and freezer. A side door provides external access.

The galleried landing includes an airing cupboard and access to the loft space. The principal bedroom suite overlooks the rear garden and features fitted 'Sharps' bespoke bedroom wardrobes and a modern en-suite shower room, complete with Amtico flooring, a heated towel rail, WC, hand basin, and shower. There are three further bedrooms, two of which are generous doubles and also benefit from fitted 'Sharps' wardrobes. A well-appointed family bathroom includes a white suite comprising a WC, pedestal hand basin, and bath.

OUTSIDE

The house is set back from the road behind a tarmac driveway, complemented by a neatly lawned foregarden and a block-paved pathway leading to the side entrance. The property benefits from an adjoining garage, accessed via an electric roller shutter door. The garage is fully equipped with lighting, power, and a useful sink unit.

To the rear, the garden has been thoughtfully landscaped for low-maintenance living. It features a high quality artificial lawn, raised planted beds, and an attractive wooden-framed gazebo set on block paving. With power points installed, this versatile space is ideal for year-round al fresco dining and outdoor entertaining. Enclosed by mature hedging, the garden enjoys a high degree of privacy and benefits from a desirable southerly aspect.

SERVICES

We are advised by our client that all main services are connected. Verification should be obtained by your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council
Tax Band: E
<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By Separate Negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

From Whitburn Street proceed to the High Street. At the junction take a left through the Northgate and carry straight on heading towards Broseley. After passing under the footbridge take a right hand turn into Stanley Lane then left into Brook Hollow. 3 Cantern can be found located on the left hand side.

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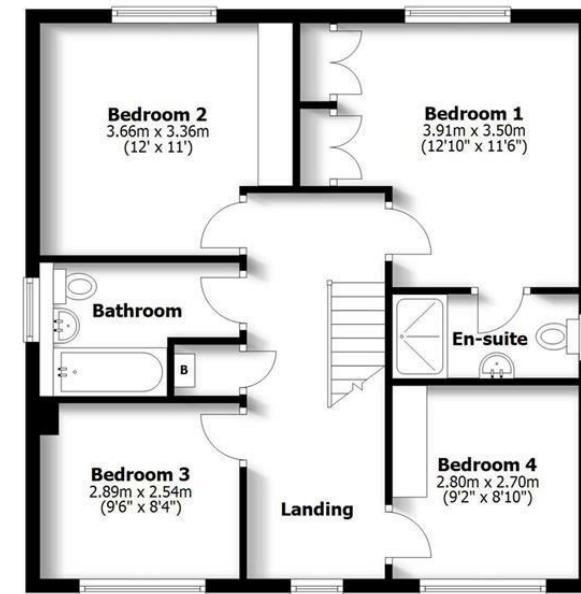
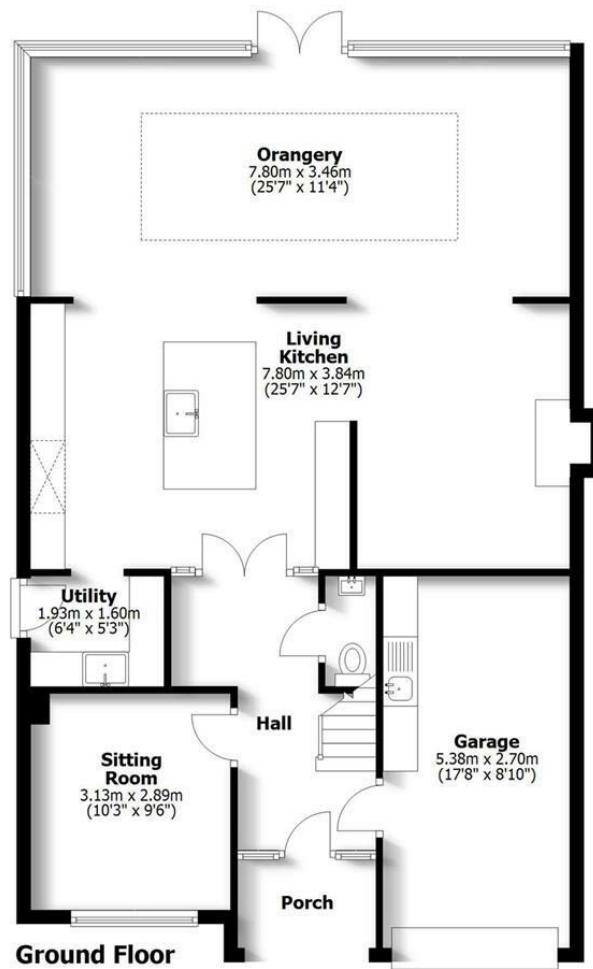
Offers Around
£625,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



3 CANTERN BRIDGNORTH



HOUSE: 146.2sq.m. 1574sq.ft.

GARAGE: 14.5sq.m. 157sq.ft.

TOTAL: 160.7sq.m. 1731sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

