



MONKS

11 Leighton Park
Bicton Heath Shrewsbury
SY3 5FS

4 bedroom House - Detached property
Offers in the region of £675,000







*** STYLISH, EXTENDED HOME IN SOUGHT AFTER PARKLAND SETTING ***

An excellent opportunity to purchase this beautifully presented home, which has been extended and modified to provide stylish and contemporary accommodation perfect for today's modern lifestyle - those who love to entertain, growing family or those who just require space.

Occupying a truly enviable parkland setting in this much sought after exclusive development on the Western edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand and is a short stroll from the Royal Shrewsbury Hospital.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge with feature inglenook fireplace with log burner, Family/Sitting Room, stunning open plan Living/Dining/Kitchen with well fitted Kitchen featuring bi-fold doors leading onto decked sun terrace, Utility Room, Galleried Landing, Principal Bedroom with re-style Shower Room, 3 further double Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, double Garage and excellent sized Gardens.

Viewing essential to fully appreciate the quality and size of this home.

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LOCATION

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RECEPTION HALL

Covered entrance with outside lighting and door opening to Reception Hall, LVT flooring, radiator.

CLOAKROOM

recently re-fitted with contemporary finish and comprising wash hand basin set into vanity and concealed WC. Wood panelling to dado height, LVT flooring, contemporary radiator.

LOUNGE

A good sized room with bay window to the front. Feature large inglenook fireplace housing cast iron log burner, media point, radiators.

FAMILY/SITTING ROOM

A great multi purpose room with window to the front, radiator.

FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

The perfect hub of the home which has been modified and extended to provide spacious and versatile accommodation - well suited for those who love to entertain or have a growing family. The Living/Dining area runs across the width of the house and has bi-fold doors leading onto the sun terrace, attractive LVT flooring, media point and contemporary radiators. Opening to

Kitchen which naturally well lit by windows to the side, roof lantern and bi-fold doors opening onto the sun terrace - bringing the outside in and creating a fabulous outdoor dining area. The Kitchen is fitted with range of grey fronted shaker style units incorporating undermount sink set into base cupboard. Further range of base units comprising cupboards and drawers with solid work surface over and having integrated dishwasher and fridge freezer and eye level oven and grill with cupboards above and below. Feature central island housing 5 burner hob with integrated extractor set into base cupboards and drawers with solid work surface over with breakfast bar over hang providing seating area and lighting beneath. Recessed ceiling lights, continuation of LVT flooring, column style contemporary radiator.

UTILITY ROOM

with range of grey fronted shaker style units incorporating

undermount sink set into base cupboard, work surface extending to the side with space beneath for appliances. Eye level wall units, LVT flooring, contemporary radiator. Personal door to the Garage and door leading to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Galleried Landing with window to the front, Airing/Linen cupboard and off which lead

PRINCIPAL BEDROOM

A generous sized principal Bedroom with window overlooking the rear. Excellent range of fitted wardrobes running across the width of one wall, media point, radiator.

EN SUITE SHOWER ROOM

Having been re-fitted and finished to a contemporary standard with large walk in shower with direct mixer unit and drench head, wash hand basin set into vanity with storage drawers beneath and concealed WC. Complementary fully tiled walls and flooring, window to the side.

BEDROOM 2

A generous double room having window to the front, triple fitted wardrobe with sliding doors, radiator.

BEDROOM 3

another generous double room with window to the rear, radiator.

BEDROOM 4

A double room with window to the front, radiator.

FAMILY BATHROOM

A well appointed room with suite comprising panelled bath, large shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage drawers beneath, and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property occupies an enviable position approached along the tree lined avenue into Leighton Park. Block paved driveway providing parking for numerous cars and leading to the DOUBLE GARAGE with up and over door, power and lighting and personal door to the Utility Room.

The Front garden is laid mainly to lawn with inset specimen tree and enclosed with wrought iron fencing. Side pedestrian access through to the Rear Garden which is a particular feature of the property and designed for ease of maintenance and for those who love to entertain



and dine alfresco. Large composite decked sun terrace immediately adjacent to the Kitchen, good sized artificial grass lawn with gravelled borders and pathway with specimen trees and additional paved patio. The garden offers a good level of privacy and is enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange

for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	90
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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