

# 33 Stokes Close Copthorne Keep Shrewsbury SY3 8LZ



**4 Bedroom House - Detached  
Offers In The Region Of £539,000**

## The features

- IMPRESSIVE 4 BEDROOM FAMILY HOME
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL AND GUEST BEDROOMS WITH EN SUITE
- GARAGE AND PARKING
- VIEWING HIGHLY RECOMMENDED
- GOOD SIZED LOUNGE
- UTILITY AND CLOAKROOM
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN



BOOK YOUR VIEWING WITH MONKS AND RECEIVE A £500.00 HIGH STREET VOUCHER ON COMPLETION OF SALE. \*\*

The perfect home for those who love to entertain.

This brand new Lorimer house style, is a fabulous 4 bedroom detached house features high energy insulation values and finished to a high specification by reputable developers Bellway Homes the property occupies an enviable position on this much sought after development.

Occupying an enviable position, tucked away in a cul de sac location.

Reception Hall and Cloakroom, good sized Lounge, excellent open plan Living/Dining/Kitchen, Utility Room, Principal Bedroom and Guest Bedrooms both with en suites, 2 further double Bedrooms and family Bathroom.

Perfect for today's modern lifestyle and those who work from home.

\*\* On completion of the sale, if the purchaser has booked their initial viewing through Monks, you will receive a £500 High Street voucher.

## Property details

### LOCATION

The property occupies an enviable position on this popular development in the heart of this much sought after location, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, restaurants/public houses, the Royal Shrewsbury Hospital and Town Centre are a short stroll away.

### RECEPTION HALL

Covered entrance with composite door opening to Reception Hall with window to the front,, radiator.

### CLOAKROOM

with WC and wash hand basin,, radiator.

### IMPRESSIVE LOUNGE

A good sized room with window overlooking the front. Media point, radiators.

### IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

A fabulous room running across the rear of the house, perfect for those who love to entertain. The Living Area has window overlooking the garden with the Dining Area has double opening French doors with full height glazed windows to either side leading onto the garden. The attractively fitted Kitchen which has been finished in a range of light grey shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having integrated dishwasher and fridge freezer both with matching facia panels. Inset 4 ring gas fired hob with extractor hood over and deep pan drawers beneath. Eye level built in double oven, grill and microwave with cupboards above and below, range of eye level wall units. Recessed ceiling lights, window overlooking the garden.. Door to

### UTILITY

With continuation of units comprising cupboards and drawers with sink set into base cupboard and space for washing machine. Radiator and door to garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to FIRST FLOOR galleried style landing off which lead.

### PRINCIPAL BEDROOM

With window to the front, media point, radiator.

### EN SUITE SHOWER ROOM

A well appointed room with suite comprising large shower cubicle with direct mixer shower unit, wash and basin and concealed WC. Complementary tiled surrounds and flooring, heated towel rail window to the front.

### GUEST BEDROOM

A good sized double room with window to the front, radiator.

### EN SUITE SHOWER ROOM

With suite comprising shower cubicle with direct mixer shower wash hand basin and concealed WC. Complementary tiled surrounds and flooring, heated towel rail.

### BEDROOM 3

A double room with window to the rear, radiator.

### BEDROOM 4

Another double room with window to the rear, radiator.

### BATHROOM

With suite comprising panelled bath, wash hand basin and concealed WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property is approached over block paved driveway with parking and leading to the Garage. The front garden is laid to lawn with shrub beds. Side pedestrian access to the enclosed Rear Garden which is laid to lawn with paved sun terrace and enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As this is a new build property the Council has not yet set the banding.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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](http://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

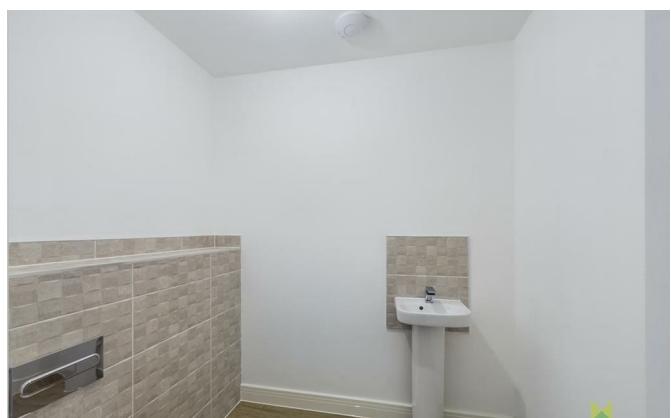
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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## Judy Bourne

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## Get in touch

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**Click.** [www.monks.co.uk](http://www.monks.co.uk)

## Shrewsbury office

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Shropshire, SY1 1HL

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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