

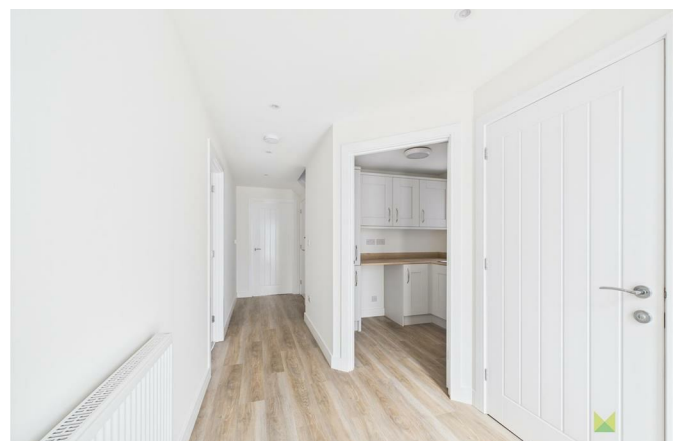
148a Sutton Road Shrewsbury SY2 6QT



4 Bedroom House - Detached
Offers In The Region Of £499,500

The features

- BRAND NEW 4 BEDROOM DETACHED FAMILY HOME
- FINISHED TO A CONTEMPORARY STANDARD OF SPECIFICATION
- RECEPTION HALL, CLOAKROOM, LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- EARLY VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION CLOSE TO THE TOWN
- HIGH ENERGY INSULATION
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN, GENEROUS UTILITY ROOM
- 3 FURTHER DOUBLE BEDROOMS AND BATHROOM
- *** OPEN HOUSE VIEWING - SATURDAY 26th JULY 12:00 - 13:30 ***



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*** IMPRESSIVE BRAND NEW DETACHED HOME - PERFECT FOR A GROWING FAMILY ***

An excellent opportunity to purchase this brand new home, designed for today's modern lifestyle - those who love to entertain, work from home or a growing family.

Finished to a high standard of specification with surprisingly pleasing well proportioned rooms throughout.

Occupying an enviable position on the edge of this much sought after location, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, supermarkets, regular bus service to the Town Centre and beautiful walks along the Reabrook Conservation area.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, impressive open plan Living / Dining / Kitchen with integrated appliances, good sized Utility Room, Principal Bedroom with en suite Shower Room, 3 further double Bedrooms and family Bathroom.

The property has the benefit of air source heat pump for high energy efficiency, block paved driveway with parking and enclosed rear garden offering a good level of privacy.

Early viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in this much sought after location on the edge of the Town, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, supermarkets, public houses, doctors, churches and a regular bus service to the Town Centre. For those who love walking the Reabrook Conservation area is a short distance away with walks along to the Town Centre.

RECEPTION HALL

Feature glazed covered entrance canopy with composite door opening to Reception Hall. LVT flooring, Radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, radiator. Window to the front and continuation of LVT flooring.

LOUNGE

having window overlooking the front, media points, radiator.

FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

The perfect space for those who love to entertain - stylishly designed with modern living in mind this impressive room is the hub of the home with the Living/Dining area having windows and French doors leading onto the garden.

The Kitchen is attractively fitted with range of soft grey fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with wooden effect work surfaces over and having integrated dishwasher and fridge/freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath with cutlery and deep pan drawers to the side and eye level wall units over. Central breakfast bar with additional storage units and overhang seating area with feature pendant lighting over and USB/power integrated. Window to the side, radiator, LVT flooring throughout.

UTILITY ROOM

A generous sized Utility fitted with range of units to complement the Kitchen with single drainer sink set into base cupboard, further cupboards and drawers with work surfaces over and space for appliances, window and door to the side, LVT flooring, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase with half landing and window to the side leads to the good sized First Floor Landing off which lead

PRINCIPAL BEDROOM

A generous sized double room with window to the rear, radiator.

EN SUITE SHOWER ROOM

Fitted with contemporary suite comprising large walk in shower with direct mixer unit with drench head and aqua board surround, wash hand basin and WC set into vanity with storage and concealed WC, backlit mirror over, radiator.

BEDROOM 2

Another excellent sized bedroom with window overlooking the rear, radiator.

BEDROOM 3

Another double room with window to the front, radiator.

BEDROOM 4

Double room with window to the front, radiator.

FAMILY BATHROOM

A well appointed family bathroom fitted with suite comprising panelled bath with direct mixer shower over, wash hand basin and WC set into concealed vanity with back lit mirror over, Radiator, window to the side.

OUTSIDE

The property is set back from the road and approached over block paved driveway with parking for several cars with lawned area to the side and raised planters. Side pedestrian access leads around to the Rear Garden with paved sun terrace and garden laid to lawn with flower beds. Enclosed with wooden fencing and offering a good level of privacy.

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 mains water, electricity and drainage are connected. Heating via air source heat pump.

COUNCIL TAX BANDING

Due to the property being new build this has not yet

been registered and assessed with the Council.

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](https://monks.co.uk/buy/mortgage-calculator/) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

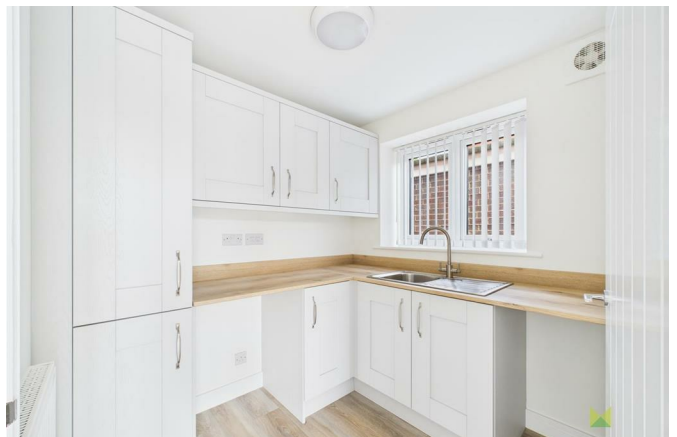
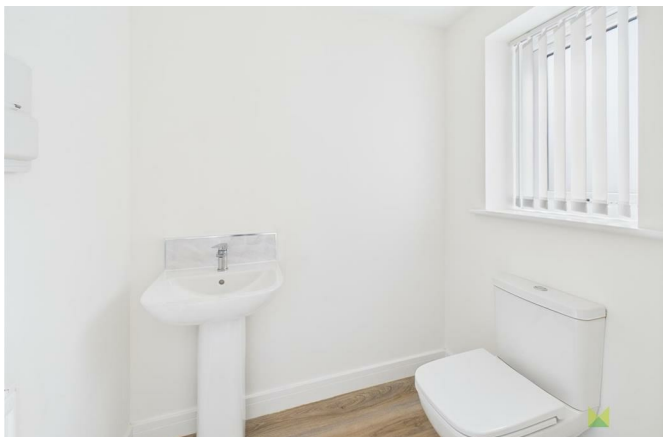
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

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

NEED TO CONTACT US

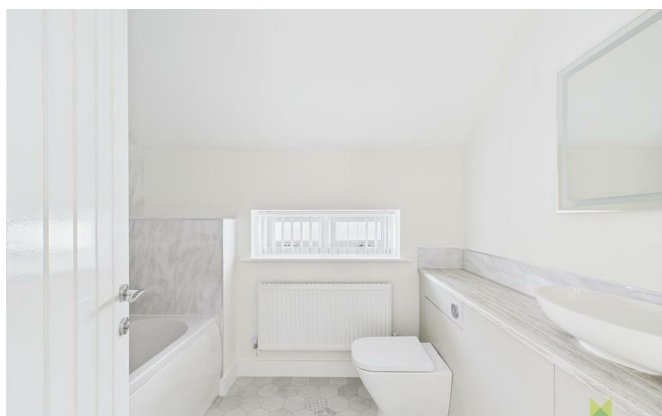
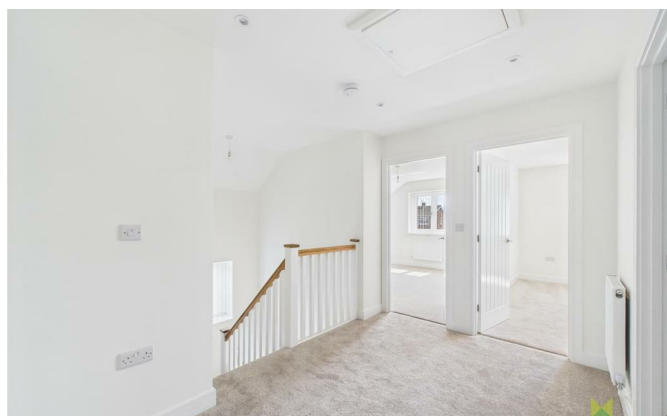
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

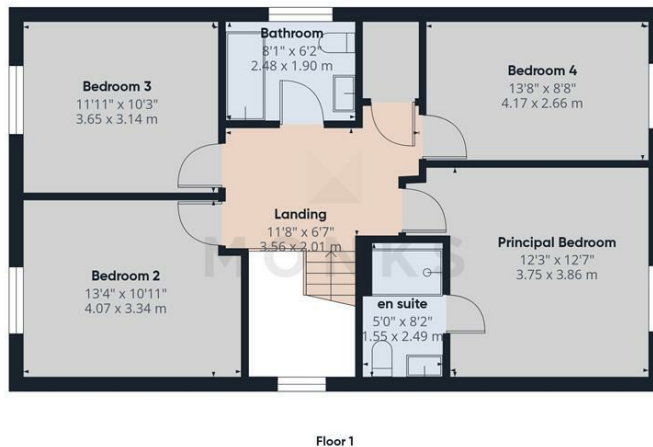
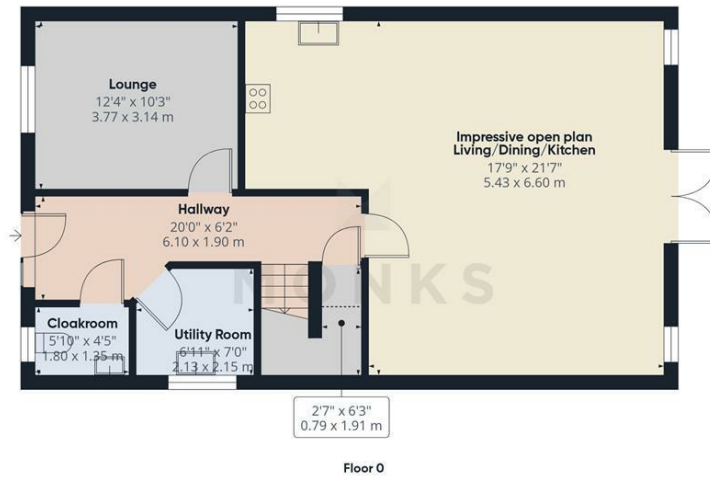




148a Sutton Road, Shrewsbury, SY2 6QT.

4 Bedroom House - Detached
Offers In The Region Of £499,500





Approximate total area^m
1551 ft²
144.1 m²

Reduced headroom
11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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