

# 2 Dymock Drive Oteley Gardens Shrewsbury SY2 6GU



4 Bedroom House - Detached  
Asking Price £389,950

## The features

- STUNNING FAMILY HOME
- LOUNGE AND STUDY/HOME OFFICE
- IMPRESSIVE NEWLY ADDED CONSERVATORY
- 3 FURTHER BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL
- MUCH IMPROVED AND IMMACULATELY PRESENTED
- LOVELY WELL FITTED LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE, PARKING AND GARDENS



\*\*\* BEAUTIFULLY PRESENTED HOME WITH FULLY ENCLOSED SUN TERRACE AND CONSERVATORY \*\*\*

The perfect home for a growing family, work from home or those who love to entertain.

An immaculately presented, double fronted, 4 bedroom Detached home occupying an enviable cul de sac location on this popular development on the edge of the Town Centre.

The much improved accommodation briefly comprises: Reception Hall with Cloakroom, Lounge, Home office/Study, open plan Living/Dining/Kitchen, impressive Conservatory, Principal Bedroom with en suite, 3 further Bedrooms and Bathroom.

The property has the benefit of high insulation, gas central heating, double glazing, driveway and garage and neatly landscaped rear Garden.

**Viewing essential.**

## Property details

### DESCRIPTION

Why buy brand new when this immaculately presented, much improved home constructed just over 12 months ago is ready to move straight into without having to spend additional time and money generally incurred in a new build house.

The owners have greatly enhanced the property with beautiful quality shutter blinds, an impressive fully glazed Conservatory with wooden flooring and heating, LVT flooring throughout the ground floor, contemporary Hammonds fitted wardrobes and a landscaped garden.

The perfect home for today's modern lifestyle.

### LOCATION

The property occupies an enviable cul de sac location on the edge of this popular development, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarkets, schools, churches, public houses and the nearby retail park along with lovely walks through the Reabrook Conservation area.

### RECEPTION HALL

Covered entrance with outside lighting and composite door opening to the Reception Hall. Radiator.

### CLOAKROOM

With WC and wash hand basin, window to the side, complementary half tiled walls and flooring, radiator.

### LOUNGE

Having window to the front, media point, radiator.

### STUDY/HOME OFFICE

With window to the front, radiator.

### IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

A perfect space for those who love to entertain with feature bi-folds opening to the adjacent newly installed Conservatory. The Kitchen has been well designed and is fitted with a range of French navy shaker style units incorporating undermount sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid work surfaces over and having range of integrated appliances including dishwasher, washing machine, fridge and freezer all with matching facia panels. Inset 5 ring hob with extractor hood over and deep pan drawers beneath, double eye level oven and grill with cupboards above and below. Matching range of eye level wall units, peninsular breakfast bar divide to the Living/Dining area with media point, radiator.

### RECENTLY ADDED CONSERVATORY

This impressive room makes for a fabulous addition being of sealed unit double glazed construction with tinted self cleaning roof, power, lighting and heating. Double opening French doors to the Garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with Airing Cupboard and access to roof space.

### PRINCIPAL BEDROOM

With window to the front. Built in double wardrobe with hanging rails and shelving, media point, radiator.

### EN SUITE SHOWER CUBICLE

With suite comprising large shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC. Complementary half tiled walls and flooring, heated towel rail, window to the side.

### BEDROOM 2

With window to the front, radiator.

### BEDROOM 3

With window to the rear. Again a range of recently fitted wardrobes comprising hanging rails and shelving, radiator.

### BEDROOM 4

With window to the rear, radiator. Range of recently installed fitted wardrobes comprising hanging rails and shelving

### FAMILY BATHROOM

With suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary half tiled surrounds, heated towel rail, window to the side.

### OUTSIDE

The property is approached over driveway providing parking and leading to the good size GARAGE with up and over door, power and lighting. To the front are beautifully stocked flower and shrub beds. The Rear Garden has an excellent sized Sun Terrace, adjacent to the Conservatory and ideal for those who love to dine alfresco, the garden is laid to lawn with inset specimen trees and enclosed with wooden fencing. Outside lighting and cold water tap.

### 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

Band E

#### 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.

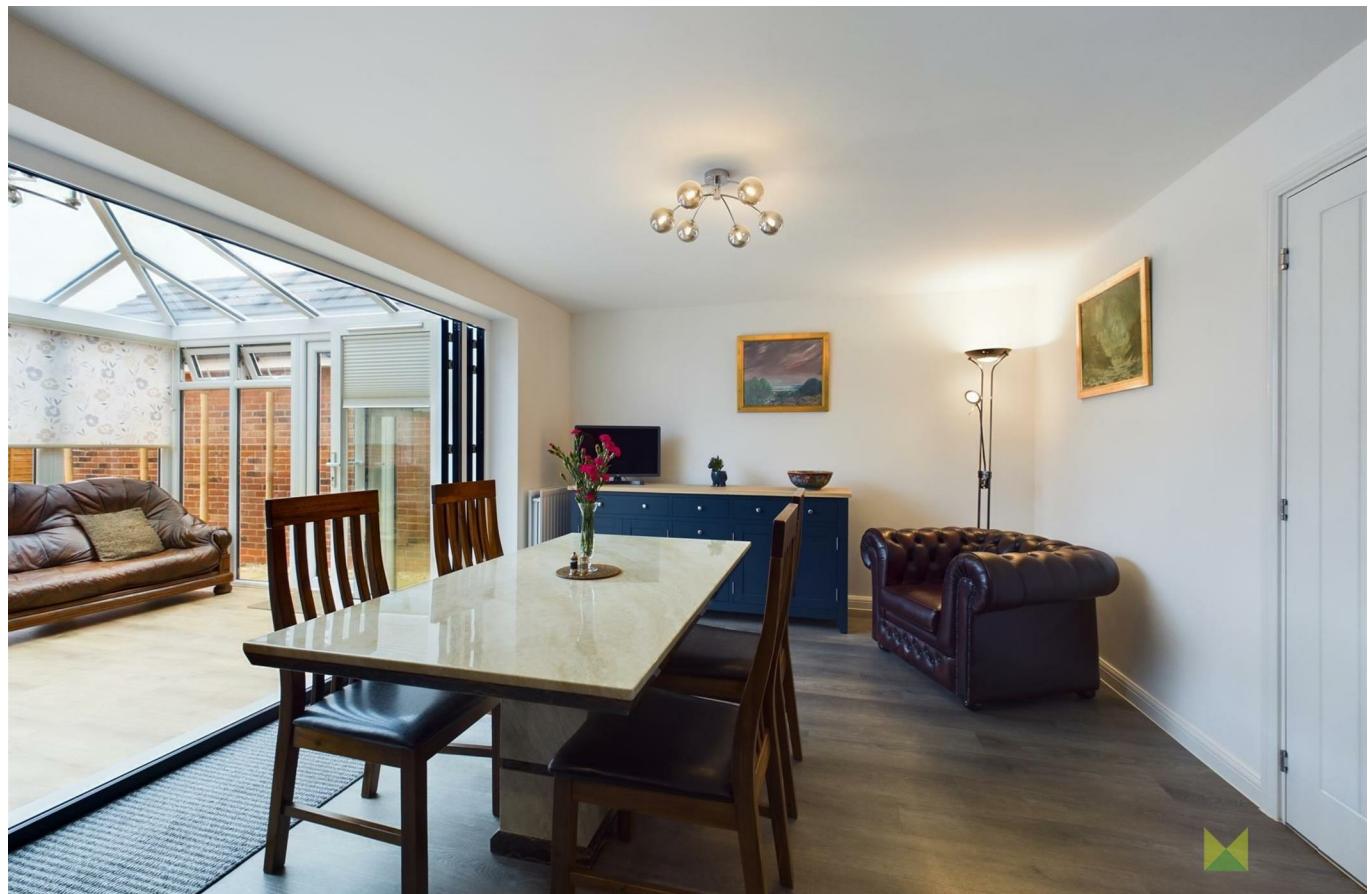
#### NEED TO CONTACT US

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.

## 2 Dymock Drive, Oteley Gardens, Shrewsbury, SY2 6GU.

4 Bedroom House - Detached

Asking Price £389,950





## Judy Bourne

Director at Monks  
judy@monks.co.uk

## Get in touch

**Call.** 01743 361422  
**Email.** info@monks.co.uk  
**Click.** [www.monks.co.uk](http://www.monks.co.uk)

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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	93	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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