

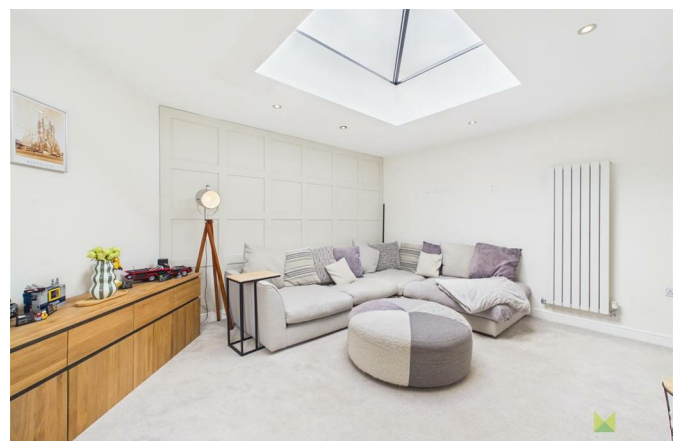
28 Holgate Drive Shrewsbury SY1 4TD



3 Bedroom House - Semi-Detached
Asking Price £287,000

The features

- Beautifully Extended 3 Bedroom Semi-Detached Home
- Open Plan Kitchen/ Dining / Living Room
- Master Bedroom with En-Suite Shower Room
- Family Bathroom
- Driveway
- Reception Hall and Downstairs WC
- Additional Sitting Room
- Further 2 Bedrooms
- Private Corner plot Garden
- Perfect for Family Living and Entertaining



A beautifully presented and spacious three-bedroom semi-detached home, occupying a desirable corner plot position within a popular residential location. The property has been extended and thoughtfully improved to offer stylish, modern accommodation throughout.

The accommodation briefly comprises: welcoming Reception Hall, Downstairs WC, impressive open-plan Kitchen/Dining/Living Room and an additional Sitting Room featuring a skylight, creating a bright and versatile living space. To the first floor are three well-proportioned bedrooms, the master Bedroom with en-suite shower and a modern family Bathroom.

Externally, the property benefits from gas central heating and attractive gardens to the front and rear, with the corner plot offering additional outdoor space. A driveway provides off-road parking for two vehicles.

The property enjoys easy access to local amenities, schools and excellent road links, making it ideal for commuters with convenient access to the main road network.

Property details

WHAT THE OWNERS SAY ABOUT THEIR PROPERTY:

"We love how sociable and versatile this home is, especially the open-plan kitchen and dining space which is perfect for entertaining family and friends. In the warmer months, we enjoy hosting barbecues in the garden before relaxing in the extended living room, where the skylight creates a wonderfully cosy atmosphere as the sun goes down.

The breakfast bar has become one of our favourite spots to unwind with a glass of wine whilst preparing dinner and catching up at the end of the day.

Being positioned on a corner plot has also been a real benefit, providing additional outdoor space with practical areas for bins and washing discreetly tucked away, allowing us to fully enjoy the garden."

RECEPTION HALL

A welcoming and well-presented reception hall with wood-effect flooring and neutral décor, creating a bright and inviting first impression. The entrance hall provides access to the principal ground floor with door to the downstairs WC and to the living area. Radiator

DOWNSTAIRS WC

A modern ground floor WC fitted with a low-level WC and wall-mounted wash hand basin with tiled splashback. Finished with tiled flooring,

OPEN PLAN KITCHEN/ DINING/ LIVING ROOM

A beautifully presented contemporary kitchen/dining/living room fitted with a range of modern wall and base units with complementary work surfaces and inset sink unit. Integrated appliances include an electric oven with gas hob and extractor hood over, with space and plumbing for further appliances. Integrated fridge/freezer and dishwasher. The kitchen benefits from a central breakfast island providing additional preparation space and informal dining. Finished with wood-effect flooring, recessed spot lighting and dual aspect windows allowing plenty of natural light, creating a bright and sociable space ideal for modern living.

The contemporary kitchen space perfectly suits modern family living and entertaining. The room provides clearly defined dining and seating areas, finished with attractive wood-effect flooring and stylish neutral décor throughout. The living space offers a cosy and inviting atmosphere ideal for relaxing. Bright and spacious, the room enjoys a sociable open-plan layout ideal for everyday living.

Radiator. French doors opening to back Garden.

From Kitchen area, door to storage cupboard.

SITTING ROOM / EXTENSION

A spacious and immaculately presented living room featuring a stunning skylight that fills the space with natural light. The room offers ample space for both relaxing and entertaining, complemented by an elegant wall panelling for a stylish contemporary finish. Decorated in neutral tones with fitted carpeting throughout, the room creates a warm and inviting atmosphere. Radiator. French doors provide direct access to the garden, enhancing the bright and airy feel of the space.

MAIN BEDROOM

A beautifully presented main bedroom offering a stylish and relaxing retreat. The room enjoys plenty of natural light from the window, creating a bright yet cosy atmosphere. Fitted carpets and radiator.

EN-SUITE SHOWER ROOM

With WC, free standing basin and walk in shower. Tile flooring and window.

BEDROOM 2

Bedroom with fitted carpet, window and radiator.

BEDROOM 3

Bedroom with fitted carpet, window and radiator.

FAMILY BATHROOM

Tile flooring. WC, free standing basin and bath. Window and radiator.

OUTSIDE

From the driveway, there is a gate to the back garden. The garden can also be accessed by the living and sitting rooms. The main back garden has a patio area providing the perfect space for entertaining or enjoy the garden.

There is a shed with electrics

Through the back garden, there is a private back garden area with space to dry clothes and store all the garden utensils.

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 C - 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

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

REMOVALS

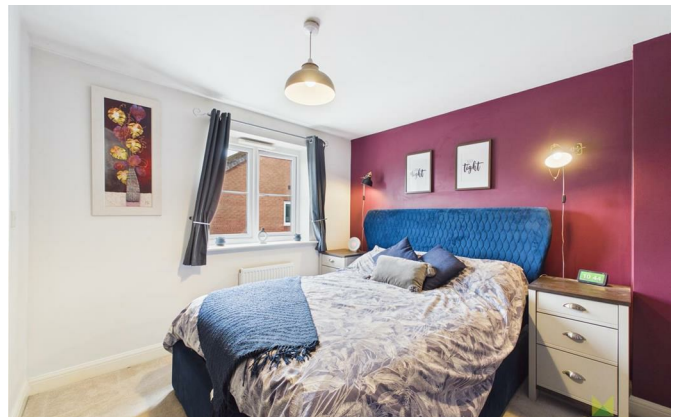
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

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

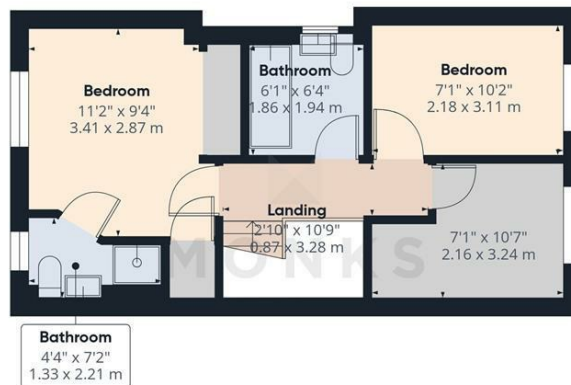
28 Holgate Drive, Shrewsbury, SY1 4TD.

3 Bedroom House - Semi-Detached
Asking Price £287,000





Floor 0



Floor 1

Approximate total area⁽¹⁾
984 ft²
91.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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

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		
(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 (CO₂) 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	

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.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.