

17 Queensway Nesscliffe Shrewsbury SY4 1BD



3 Bedroom House - Detached
Offers In The Region Of £315,000

The features

- HIGH ENERGY INSULATION, TRIPLE GLAZING, UNDERFLOOR HEATING
- ENVIABLE VILLAGE LOCATION - PERFECT FOR A GROWING FAMILY
- BEAUTIFULLY FITTED KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- VIEWING ESSENTIAL
- IMPRESSIVE 3 BEDROOM DETACHED NEWLY BUILT HOME
- RECEPTION HALL WITH CLOAKROOM, GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING, GARDEN BORDERED BY FARMLAND
- EPC RATING TBC



*** IMPRESSIVE 3 BEDROOM NEWLY BUILT HOME ***

An opportunity to purchase this brand new, 3 bedroom detached home which has been finished to a high standard of specification and offering deceptively spacious rooms - perfect for a growing family or those looking to downsize with space.

Occupying an enviable position tucked away at the end of a cul de sac with open farmland adjoining, in this much sought after village, ideal for commuters with ease of access to the A5 M54 motorway network. In the nearby village there is a primary school, active village hall and general store/ filling station.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall with Cloakroom, good sized Lounge with doors leading onto the garden, beautifully fitted Kitchen/ Dining Room with range of appliances, Principal Bedroom with en suite Shower Room, 2 further Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, air source heat pump with underfloor heating throughout the ground floor, triple glazing, driveway with parking and enclosed rear garden.

Viewing highly recommended and offered for sale with no upward chain.

Property details

RECEPTION HALL

Composite entrance door with outside lighting opens to Reception Hall with LVT flooring.

CLOAKROOM

With WC and wash hand basin, continuation of LVT flooring, window to the front.

LOUNGE

An impressive generous sized room naturally well lit with double opening French doors with large floor to ceiling side screens leading onto paved sun terrace and rear garden. Fitted wall lights, media point.

KITCHEN/DINING ROOM

An excellent sized room which has been comprehensively fitted with range of contemporary shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of units comprising cupboards and drawers with wooden effect work surfaces over and having a range of integrated appliances including dishwasher, washing machine and fridge freezer each with matching fascia panels. 4 ring hob with extractor hood over, double oven and grill beneath and recessed microwave. Complementary range of eye level wall units, ample space for dining table, continuation of LVT flooring and window to the front.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with glazed balustrading, window to the side with open aspect.

PRINCIPAL BEDROOM

A generous double room with window to the front, built in double wardrobe, radiator.

EN SUITE SHOWER ROOM

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

BEDROOM 2

another double room with window overlooking the rear, built in double wardrobe, radiator.

BEDROOM 3

with window to the rear, radiator.

BATHROOM

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

OUTSIDE

The property occupies an enviable position at the end of a cul de sac, approached over driveway with parking for several cars. Lawned area and side pedestrian access to the rear garden which has a paved sun terrace/outdoor entertaining area and a few steps leading up to the garden which is laid to lawn and being enclosed with wooden fencing and offering a good level of privacy.

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 TBC - 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 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

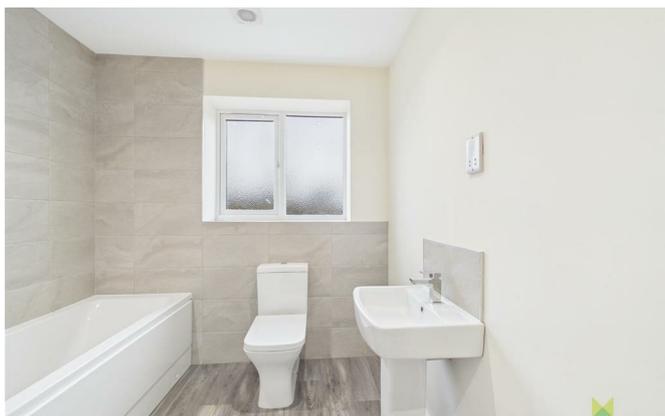
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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		
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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