

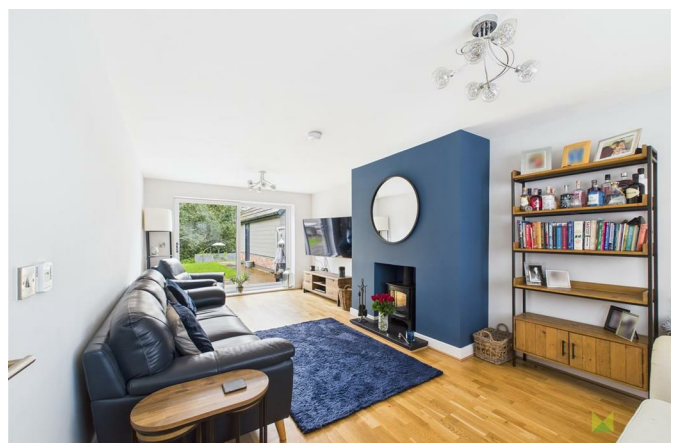
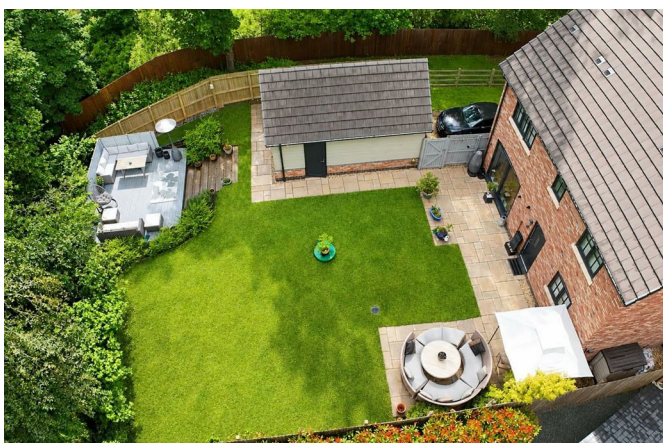
# 9 Newnes Gardens Yorton Shrewsbury SY4 3BQ



4 Bedroom House - Detached  
Offers In The Region Of £465,000

## The features

- IMPRESSIVE DOUBLE FRONTED 4 BEDROOM DETACHED HOME
- FINISHED TO A HIGH STANDARD OF SPECIFICATION
- OPEN PLAN LIVING/DINING/KITCHEN WITH APPLIANCES, UTILITY ROOM
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- LOVELY GARDENS WITH OUTSIDE ENTERTAINING SPACE
- ENVIABLE VILLAGE LOCATION WITH LOVELY OPEN ASPECTS
- RECEPTION HALL WITH CLOAKROOM, SPACIOUS THROUGH LOUNGE
- PRINCIPAL BEDROOM AND GUEST BEDROOMS WITH EN SUITES
- DRIVEWAY WITH AMPLE PARKING AND DETACHED GARAGE
- EPC RATING C



\*\*\* IMPRESSIVE 4 BEDROOM DETACHED HOME - ENVIABLE VILLAGE \*\*\*

An excellent opportunity to purchase this immaculately presented 4 bedroom Detached house - perfect for a growing family or those who love to entertain. Finished to a high standard of specification and occupying an enviable position at the end of this select private driveway of just 9 homes.

Set in this small hamlet of Yorton, on the edge of the popular village of Clive amid some of North Shropshire's finest countryside. Ideal for commuters with rail links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely light through Lounge with log burner, open plan Living/ Dining/ Kitchen with range of integrated appliances, Utility Room, Principal Bedroom with en suite, Guest Bedroom with en suite, 2 further double Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, under floor heating throughout the Ground Floor and Bathrooms, driveway with ample parking and detached Garage. Set in good sized Gardens with large paved sun and decked terraces, ideal for entertaining and outdoor dining.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable position, tucked away at the head of this select and private driveway of just 9 homes, located on the edge of the popular village of Clive. Ideally placed for commuters with rail links to Shrewsbury, Crewe and London and ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, tiled flooring, understairs storage recess.

### CLOAKROOM

with WC and wash hand basin set into vanity with storage beneath and heated back lit mirror over, continuation of tiled flooring.

### THROUGH LOUNGE

A lovely light through room with window to the front and large glide and slide patio doors providing aspect over the garden. Central chimney breast housing cast iron log burner set onto hearth, media point and wooden floor covering.

### LIVING/DINING/KITCHEN

Again a lovely light through room with the Dining/Living area having window to the front. Peninsular divide with breakfast bar overhang to Kitchen which is comprehensively fitted with range of light grey fronted units incorporating undermount one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with quartz work surface over with matching upstand and housing integrated dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and double oven and grill beneath and range of eye level wall units. Tiled flooring throughout and window to the rear with aspect over the garden and adjoining woodland.

### UTILITY ROOM

with continuation of units incorporating single drainer sink with mixer taps set into base cupboard with quartz worksurface and upstand extending to the side with space for washing machine and tumble dryer, wall mounted eye level units and gas central heating boiler. Built in Storage cupboard which houses the underfloor heating manifolds. Door to the garden.

### FIRST FLOOR LANDING

From the Reception Hall wooden staircase with glazed balustrading leads to the galleried style Landing with window to the front, Airing Cupboard and access to roof space.

### PRINCIPAL BEDROOM

having window overlooking the rear with pleasant aspect over the garden, adjoining wood and farmland. Media point, radiator.

### EN SUITE SHOWER ROOM

with large walk in fully tiled shower cubicle, direct mixer shower unit with drench head, wash hand basin set into vanity with storage beneath and heated back lit mirror over, WC. Complementary tiled surrounds and tiled flooring with underfloor heating. Heated towel rail/radiator.

### GUEST BEDROOM

having window to the front with pleasant open aspect, media point, radiator.

### EN SUITE SHOWER ROOM

with large fully tiled shower cubicle with direct mixer shower unit with drench head, wash hand basin with heated backlit mirror over and WC. Complementary tiled surrounds, heated towel rail/radiator, window to the side. Tiled flooring with underfloor heating.

### BEDROOM 3

with window to the front with pleasant open aspect, media point, radiator.

### BEDROOM 4

with window to the rear with open aspect over the garden, wood and farmland. Sliding mirror fronted wardrobes running the length of one wall, media point, radiator.

### BATHROOM

with panelled bath with direct mixer shower unit with drench head over, wash hand basin set into vanity with storage, WC. Backlit heated mirror, heated towel rail/radiator, tiled flooring with under floor heating. Window to the rear.

### OUTSIDE

The property is approached over brick paved driveway which provides parking for numerous vehicles and leads to the Detached Garage with remote controlled door, power and lighting and personal door to the side.

The Front Garden is laid to lawns with central paved pathway with flower and shrub beds. Side pedestrian access leads to the good sized Rear Garden which is ideal for those who love to entertain and dine outdoors with extensive indian stone paved patio with outside lighting. Good sized shaped lawn, bordered by mature hedgerow and wooden sleeper steps leading to a large decked sun terrace with

raised rockery beds to either side. The Garden is enclosed with wooden fencing.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries. The property is located on a private driveway of just 9 homes and the residents each contribute £200 per annum.

### NOTE

The Vendor of this property has an affiliation with Monks Estate and Letting Agents Ltd.

### SERVICES

We are advised that mains water, electricity and drainage are connected. LPG central heating and log burner.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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

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

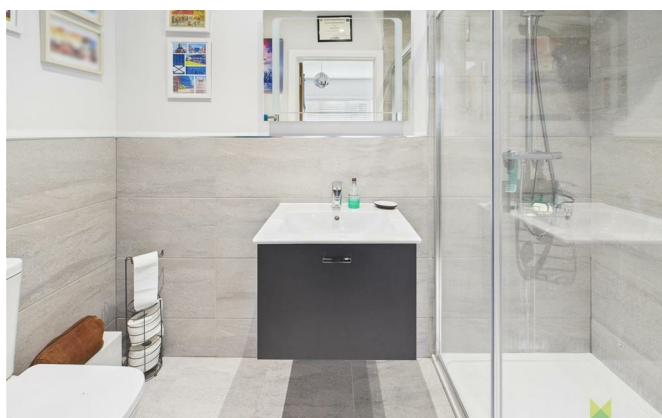
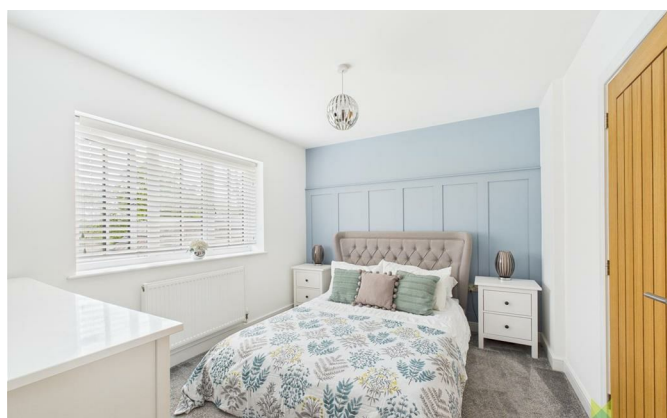
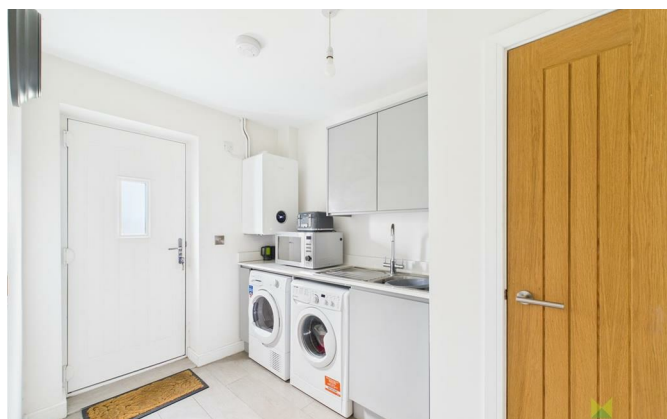
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





## 9 Newnes Gardens, Yorton, Shrewsbury, SY4 3BQ.

4 Bedroom House - Detached  
Offers In The Region Of £465,000





## 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

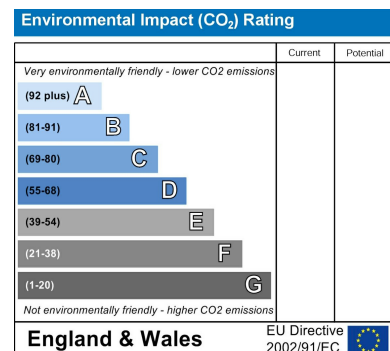
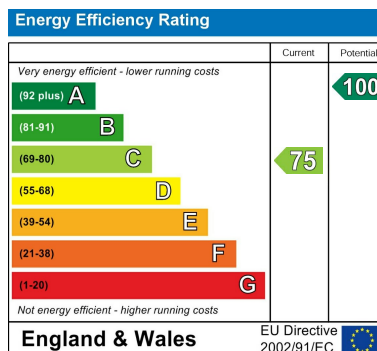
## Shrewsbury office

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**



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.