



MONKS

12 Sedgeford Drive Shrewsbury SY2 5NS

4 bedroom House - Detached property
Offers in the region of £470,000







*** EXCEPTIONAL 4 BEDROOM DETACHED FAMILY HOME ***

An excellent opportunity to purchase this immaculately presented, 4 bedroom detached home which has been greatly enhanced and modernised throughout to provide spacious and contemporary accommodation - perfect for a growing family and those who love to entertain.

Occupying an enviable position in this popular cul de sac location, ideally placed for amenities including schools, supermarkets, shops, restaurants, public houses, doctors and regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall with Cloakroom, Lounge with log burner, beautifully fitted Kitchen/Dining Room with a range of appliances, Conservatory, Utility Room and Utility Store, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of having been re-wired, new central heating system, replacement double glazing, decorated and re-floored throughout. Driveway with parking for 3 cars, garage and neatly kept rear garden.

Inspection highly recommended. No upward chain.

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LOCATION

RECEPTION HALL

Covered entrance with composite door opening to Reception Hall with useful under stairs storage, tiled floor, radiator.

CLOAKROOM

with suite comprising wash hand basin set into vanity with storage beneath and concealed WC. Heated towel rail/radiator, window to the front, continuation of tiled floor.

LOUNGE

Having walk in bay window overlooking the front, recess housing cast iron log burner set onto slate hearth with wooden lintel over, media point, radiator, continuation of tiled flooring.

KITCHEN/DINING ROOM

Beautifully re-fitted creating the perfect hub of the home and ideal for those who love to entertain. The Kitchen has an excellent range of grey fronted shaker style units incorporating undermount one and half bowl sink with mixer taps set into base cupboard. Further range of base units with plinth lighting and having integrated dishwasher and fridge freezer with fascia panels. Walk in pantry cupboard with shelving, eye level oven and grill with storage above and below and tall shelved larder unit to the side and 4 ring hob with cutlery and pan drawers beneath set into peninsular divide with breakfast bar overhang seating area and integrated wine cooler. Recessed ceiling lights and feature contemporary wall mounted radiator, polished tiled flooring throughout. Dining Area with contemporary radiator and double opening doors to

CONSERVATORY

being of brick and sealed unit double glazed construction with tiled floor and double opening French doors to the garden.

UTILITY AREA

with double base and wall unit to complement the Kitchen and space for American style fridge/freezer. Continuation of tiled floor, radiator and composite door to the garden.

UTILITY ROOM

with worksurface having space beneath for washing machine and tumble dryer, continuation of tiled flooring and personal door to Garage.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

A generous sized double room having bay window overlooking the front, range of floor to ceiling triple wardrobes with sliding doors, radiator.

EN SUITE SHOWER ROOM

Attractively fitted with suite comprising large walk in shower with direct mixer, drench head and glazed screen, wash hand basin and concealed WC set into vanity with storage. Complementary tiled surrounds, window to the front and heated towel rail.

BEDROOM 2

Another good sized double room with window overlooking the rear, range of triple fitted wardrobes with floor to ceiling sliding doors, radiator.

BEDROOM 3

a double room with window to the front, fitted double wardrobe, radiator.

BEDROOM 4

another good sized room with window to the rear, radiator.

FAMILY BATHROOM

Attractively re-fitted with suite comprising panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC set into vanity with storage. Complementary tiled surrounds, contemporary heated towel rail/radiator, window to the rear.

OUTSIDE

The property is approached over driveway with provides parking for 3 cars and leads to the Garage with up and over door, power and lighting, personal door to the Utility Room.

The Front Garden is laid to lawn, side pedestrian access leads around to the rear garden which has been attractively re-paved to either side with great storage space for bins, sheds etc. Good sized paved sun terrace ideal for outdoor dining and shaped lawn with flower beds, inset specimen tree and enclosed with wooden fencing.



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 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



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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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- 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.
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