

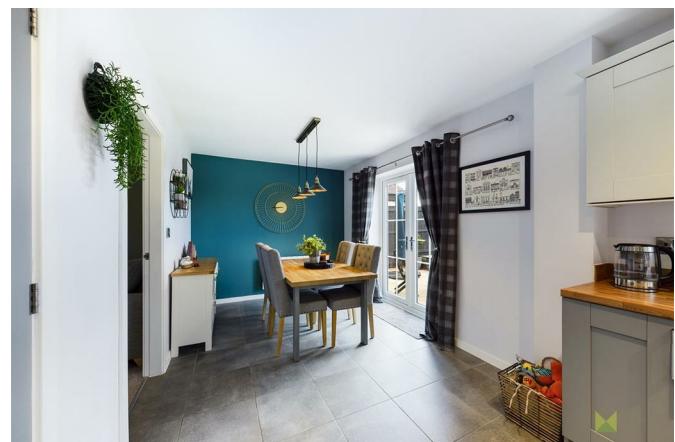
# 18 Fenham Drive, Hopton Park. Nesscliffe Shrewsbury SY4 1FG



4 Bedroom House - Detached  
Offers In The Region Of £349,500

## The features

- IMPRESSIVE DETACHED FAMILY HOME
- LOUNGE WITH LOG BURNER
- UTILITY AND CLOAKROOM
- 3 FURTHER BEDROOMS AND BATHROOM
- ELECTRIC CAR CHARGING POINT
- HIGH ENERGY INSULATION AND SOLAR PANELS
- ATTRACTIVE LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE
- GARDEN WITH OPEN VIEWS TO REAR
- VIEWING HIGHLY RECOMMENDED



### \*\*\* ENVIALE VILLAGE WITH LOVELY RURAL VIEWS \*\*\*

This immaculately maintained 4 bedroom Detached Home is perfect for a growing family and occupies an enviable position with lovely open views.

Recently constructed by reputable local developer Shrewsbury Homes and finished to a high standard of specification. High energy insulation with solar panels, Reception Hall with Cloakroom, Lounge with feature fireplace and log burner, well fitted Living/Dining/Kitchen with appliances and complementary Utility Room. On the First Floor is a Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

Enclosed South West facing rear garden which is bordered by open farmland and providing open views towards the Welsh Hills.

**Viewing Highly Recommended.**

## Property details

### LOCATION

Occupying an enviable position in the heart of this sought after Village to the West of the Town Centre. Nesscliffe benefits from Garage/general store, Restaurant/Public House and village Primary School with a bus service to the nearby Corbett School in Baschurch. There is excellent access to the A5/M54 motorway network with links to the County Town of Shrewsbury, Oswestry and Chester.

### RECEPTION HALL

Covered entrance with outside light and door opening to Reception Hall with tiled flooring, radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin, tiled flooring, towel rail, window to the front.

### LOUNGE

A lovely room with window to the front with pleasant aspect towards Nesscliffe Hill. Feature brick inglenook style fireplace with oak lintel over and fitted with cast iron log burner, media point, radiator.

### LIVING/DINING/KITCHEN

Dining/Family Area with double opening French doors leading onto the rear garden. The Kitchen is attractively fitted with modern range of shaker style units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with worksurfaces over and having integrated dishwasher and tall fridge freezer both with matching fascia panels. Range style cooker with extractor hood over and matching range of eye level wall units. Useful understairs storage cupboard, tiled flooring throughout, window overlooking the rear garden with pleasant open aspect beyond.

### UTILITY ROOM

with space for washing machine and tumble dryer with worksurface over and eye level wall units over. Door to the side, tiled floor.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing, access to roof space.

### PRINCIPAL BEDROOM

With window to the front with a lovely aspect towards Nesscliffe Hill. Range of fitted wardrobes with triple floor to ceiling sliding doors, media point, radiator.

### EN SUITE SHOWER ROOM

Attractively fitted with suite comprising fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC suite. Complementary tiled surrounds, heated towel rail, window to the side.

### BEDROOM 2

Again with window to the front with aspect to Nesscliffe Hill. Built in wardrobe with floor to ceiling mirror fronted sliding doors, radiator.

### BEDROOM 3

With window to the rear with lovely aspect over open fields and Welsh Hills beyond, radiator.

### BEDROOM 4

With window to the rear again with open views, built in double wardrobe with floor to ceiling sliding doors, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC suite. Complementary tiled surrounds and flooring, recessed ceiling lights, heated towel rail. Window to the rear.

### OUTSIDE

The property is approached over brick paved driveway with parking for two cars and fitted electric car charging point. The front is laid to lawn. Pedestrian gate leads to the enclosed rear garden which is laid to paved sun terrace, perfect for dining alfresco and laid to lawn with raised flower and shrub beds. Enclosed with wooden fencing with open aspect to the rear over adjoining farmland with open views beyond. Outside lighting.

### TENURE

We are advised the property is Freehold and we would recommend this is verified during pre-contract enquiries.

### GENERAL INFORMATION

#### FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

#### 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 3.00pm on Sunday, maximising every opportunity to find your new home.

# 18 Fenham Drive, Hopton Park., Nesscliffe, Shrewsbury, SY4 1FG.

4 Bedroom House - Detached  
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**Floor 0** Building 1

Approximate total area<sup>(1)</sup>  
1063.00 ft<sup>2</sup>  
98.76 m<sup>2</sup>


**Floor 1** Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**


## Judy Bourne

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## Get in touch

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**Click.** [www.monks.co.uk](http://www.monks.co.uk)

## Shrewsbury office

10a Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

## 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		100
(92 plus) A		
(81-91) B	81	
(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<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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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