



MONKS

5 Abbot Drive
Hadnall Shrewsbury
SY4 4FF

4 bedroom House - Detached property
Offers in the region of £585,000







*** BEAUTIFULLY PRESENTED 4 BEDROOM HOME ***

An excellent opportunity to purchase the impressive executive style detached home which was recently constructed and finished to a high standard of specification by reputable local developer with just over 1800 sq ft of accommodation which has been enhanced by the owners with an additional expenditure of upgrades and newly fitted Cloaks and Bathroom. The perfect home for today's modern lifestyle - growing family, those looking to downsize with space and those who love to entertain.

Occupying an enviable position in the heart of this popular North Shropshire village being a short stroll from its local amenities including post office/general store, church, public house, restaurant, bus stop with regular service to the Town Centre and lovely countryside walks.

The accommodation briefly comprises inviting Reception Hall with Cloakroom, lovely through Lounge with feature log burner, fabulous open plan Living/Dining/Kitchen - the heart of the home - and fitted with a range of integrated appliances, Utility Room, Principal Bedroom with Dressing area and en suite, Guest Bedroom with en suite, 2 further double Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, double glazing, driveway with parking, double Garage and lovely well stocked gardens.

Viewing essential

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LOCATION

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RECEPTION HALL

Covered entrance with outside light and door opening to inviting Reception Hall, having parquet effect LVT flooring, column style radiator.

CLOAKROOM

A well appointed room which has been refitted with suite including WC and feature circular stone wash hand basin with wall mounted mixer taps set and set into granite work surface with storage cupboard beneath, complementary full tiling, wall mounted radiator/towel rail.

LOUNGE

A lovely through room being naturally well lit with window to the front and double opening French doors leading onto the sun terrace and garden. Recess housing log burner with lintel over, media points, radiators, attractive ceramic tiled floor.

FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

The hub of the home and perfect for a growing family and those who love to entertain. Naturally zoned to 3 areas yet offering open plan living that is naturally well lit by a number of windows.

The Dining area has window overlooking the front, radiator. Peninsular divide to the Kitchen which is beautifully fitted with range of high gloss fronted handleless units incorporating one and half bowl sink with mixer taps set into base cupboard with integrated dishwasher beneath. Comprehensive range of matching cupboards and drawers with granite work surfaces over and having inset 5 ring induction hob with extractor hood over and cutlery and pan drawers beneath, wine cooler, recessed mood lighting and complementary wall units. To the one wall is a bank of full height units which include larder and storage cupboards, twin fridge and freezers, microwave and double oven and grill with storage above and below. Recessed ceiling lights, window to the side, additional peninsular divide with breakfast bar overhang with seating area to

Living Area which is a great versatile space being well lit with window to the side and bi-fold doors opening onto the rear garden and sun terrace. Purpose made glass fronted storage units with central media point and ornamental living flame fire, radiator. LVT flooring throughout.

UTILITY ROOM

with high gloss fronted units incorporating single drainer sink set into base cupboard with work surface over and having space for washing machine and tumble dryer. Gas central heating boiler, door to the garden and useful under stairs deep storage cupboard. Radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor galleried style Landing with access to roof space, radiator and off which lead

PRINCIPAL BEDROOM

A generous room with window overlooking the rear. Two fitted full height wardrobes with sliding doors with hanging rails, shelving and fitted pull out shoe racks, recess for dressing table and media point, radiator.

DRESSING AREA

fitted with an impressive range of floor to ceiling wardrobes with mirror fronted sliding doors and comprising hanging rails and shelving.

EN SUITE SHOWER ROOM

attractively fitted with large shower cubicle with direct mixer unit with drench head, wash hand basin set into vanity with storage beneath and WC. Complementary fully tiled walls and flooring, heated towel rail, window to the side.

GUEST BEDROOM

with window overlooking the rear. Excellent range of full height fitted wardrobes with floor to ceiling sliding doors and comprising hanging rail, shelving and fitted pull out shoe racks, media point, radiator.

EN SUITE SHOWER ROOM

with suite comprising tiled shower cubicle with direct mixer unit, wash hand basin set into vanity with storage, WC. Heated towel rail, window to the rear.

BEDROOM 3

Another double room with window overlooking the front, fitted double wardrobe with floor to ceiling sliding doors, radiator.

BEDROOM 4

Another generous double room with window to the front, fitted double wardrobe with floor to ceiling sliding door, hanging rail and shelving,, media point, radiator.

FAMILY BATHROOM

Newly fitted with suite comprising panelled bath with mixer taps, double shower cubicle with direct mixer unit with drench head, wash hand basin and WC set into French Navy concealed vanity unit with storage beneath and LED mirror over. Complementary full tiling, heated towel rail, window to the front.



OUTSIDE

The property is approached over double driveway with parking and leading to the DOUBLE GARAGE with electric door, power and lighting and personal door to the rear. The Front Garden is laid to lawn with gravel borders and well stocked flower and shrub beds.

Side pedestrian access leads around to the Rear Garden which has a good sized paved sun terrace - perfect for dining outdoors - garden area laid to lawn with well stocked flower, shrub and herbaceous beds. Enclosed with wooden fencing and useful storage recess, shed and wood store.

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 F - 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



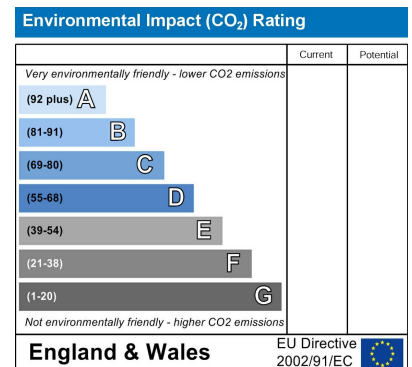
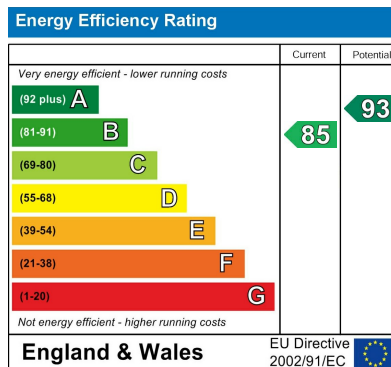
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We're available 7 days a week
HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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.
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