

Plot 95 The Spinney Dymond Drive Oteley Road Shrewsbury SY2 6QS



4 Bedroom House - Detached
Offers In The Region Of £445,000

The features

- IMPRESSIVE BRAND NEW DETACHED HOUSE
- RECEPTION HALL AND CLOAKROOM
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- 3 FURTHER DOUBLE BEDROOMS AND BATHROOM
- EARLY RESERVATION HIGHLY RECOMMENDED
- PERFECT FOR A GROWING FAMILY
- LARGE LOUNGE AND FAMILY ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE AND DRIVEWAY
- 10 YEAR NHBC WARRANTY



*** IMPRESSIVE FAMILY HOME ***

BOOK YOUR VIEWING WITH MONKS AND RECEIVE A £500.00 HIGH STREET VOUCHER ON COMPLETION OF SALE. **

This brand new Philosopher design, Detached House offers spacious and versatile accommodation perfect for a growing family or those who love to entertain.

Featuring high energy insulation values and finished to a high specification by reputable developers Bellway Homes the property occupies an enviable position on the edge of this sought after development with views from the first floor stretching across to the Shropshire Hills.

Reception Hall with Cloakroom, large Lounge, Family Room/ Study, well fitted Living/ Dining/ Kitchen with full range of integrated appliances and complementary Utility Room. On the First Floor the excellent Principal Bedroom features a large en suite and there are 3 further generous Bedrooms and Family Bathroom.

Driveway with parking, Garage and enclosed Rear Garden.

IMAGE SHOWN IS OF THE PHILOSEPHER HOUSE STYLE.

** On completion of the sale, if the purchaser has booked their initial viewing through Monks, you will receive a £500 High Street voucher.

Property details

LOCATION

The Spinney is located on the edge of the Town Centre offering ease of access to the A5/M54 motorway network - perfect for commuters. There are excellent facilities on hand for families including schools, supermarkets, shops, doctors, churches, restaurant and public houses along with lovely walks through the nearby Reabrook Conservation area.

RECEPTION HALL

Covered entrance with outside light and door opening to good sized Reception Hall having useful under stairs storage cupboard, radiator.

CLOAKROOM

With suite comprising WC and wash hand basin, complementary tiled flooring, radiator.

SPACIOUS LOUNGE

An excellent sized room having window overlooking the front, media points, radiator.

FAMILY ROOM/STUDY

Again with window to the front, radiator. A great multi purpose room.

EXCELLENT LIVING/DINING/KITCHEN

A perfect room for a growing family or those who love to entertain. The Living/Dining area has double opening French doors leading onto the rear garden and paved sun terrace. The Kitchen is comprehensively fitted with range of high gloss contrasting units incorporating single drainer sink set into base cupboard. Further range of matching cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel, inset 4 ring gas hob with extractor hood over and deep pan drawers beneath. Built in double oven and grill with cupboards above and below, integrated fridge/freezer and tall shelved larder unit. Matching range of eye level wall units, recessed ceiling lights, tiled flooring throughout. Window overlooking the garden.

UTILITY ROOM

With continuation of units having inset sink unit with space beneath for washing machine. Door to the side and tiled flooring.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space. Cupboard housing pressurised cylinder.

PRINCIPAL BEDROOM

A good sized principal room with window overlooking the front with open aspect across to the Shropshire Hills. Media point, radiator.

EN SUITE SHOWER ROOM

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

BEDROOM 2

An excellent double room with window to the rear, radiator.

BEDROOM 3

Again a good sized double room with window to the front with pleasant open aspect and outlook to the Shropshire Hills. Radiator.

BEDROOM 4

With window to the rear, radiator.

FAMILY BATHROOM

With suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC suite. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property occupies an enviable position on this fabulous development. Approached over driveway with parking for two cars and leading to the Garage. The front garden is laid to lawn. Side access gate leads to the Rear Garden which is laid extensively to lawn with paved sun terrace and enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As the property is a new build the council tax banding has not yet been registered.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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

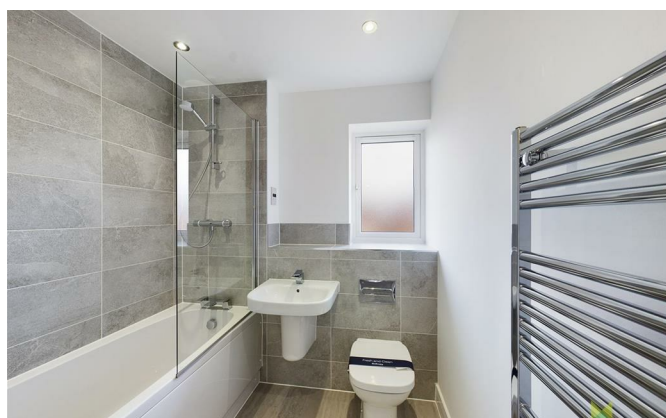
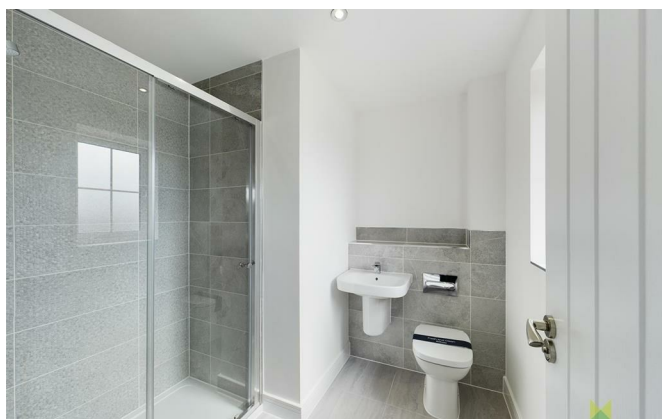
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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4 Bedroom House - Detached
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Floor 0 Building 1



Floor 1 Building 1



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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		
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Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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