

# The Brambles 10 Pool Drive Hadnall Shrewsbury SY4 4BQ



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £425,000**

## The features

- IMPRESSIVE DETACHED BUNGALOW IN PRIVATE GATED DRIVEWAY
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LARGE WELL STOCKED PRIVATE GARDENS
- ENVIABLE LOCATION BORDERED BY FEATURE POND
- LOUNGE, DINING ROOM, CONSERVATORY AND KITCHEN
- 2 FURTHER BEDROOMS, STUDY/NURSERY AND BATHROOM
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- EPC RATING TBC



\*\*\* FABULOUS PLOT - GATED DRIVE - DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this individual and impressive detached bungalow offering deceptively spacious and versatile accommodation - perfect for those looking to downsize with space and set in large private gardens.

Located in the most enviable position at the head of a cul de sac, set back in a private gated driveway in large established gardens which are bordered by a large pond. Hadnall is a fabulous, self sufficient village with primary school, post office, general store, church, restaurant, public house, regular bus service to the Town Centre and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance Porch, Reception Hall with Cloakroom, good sized Lounge, Dining Room with French doors to garden, Conservatory, generous sized Kitchen, Principal Bedroom with en suite Shower Room, 2 further double Bedrooms, Study/Nursery and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, garage and lovely well stocked gardens to the front and rear which offer a great level of privacy.

Early viewing recommended.

## Property details

### LOCATION

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### ENTRANCE PORCH

Spacious Entrance Porch with tiled floor, radiator. Door opening to

### L-SHAPED RECEPTION HALL

with radiator, access to roof space and off which lead

### CLOAKROOM

with wash hand basin set into vanity with storage beneath, WC, wooden panelling to dado height, tiled floor, radiator.

### LOUNGE

A good sized room having bow window overlooking the front and two further windows to the side. Fireplace and surround housing living flame gas fire, media point, 3 radiators.

### DINING ROOM

having double opening French doors leading onto the garden, fitted wall lights, radiator.

### CONSERVATORY

being of brick and sealed unit double glazed construction with power and lighting, tiled floor, radiator. French door to the garden.

### KITCHEN

Fitted with range of units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated fridge and dishwasher and space for washing machine. Inset 5 burner hob with extractor hood over and drawers beneath and eye level wall units, eye level oven and grill with storage above and below, tall shelved larder unit and adjacent wall and base units with basket displays. Tiled floor, radiator, window overlooking the garden.

### REAR ENTRANCE

with tiled floor, built in storage cupboards, radiator and door to the garden.

### PRINCIPAL BEDROOM

A double room with window overlooking the rear

garden, range of fitted bedroom furniture including wardrobes, bed side tables and dressing table. Radiator.

### EN SUITE SHOWER ROOM

with fully tiled cubicle with direct mixer shower unit, wash hand basin set into vanity with storage and WC. Wooden panelling to dado height, tiled floor, heated towel rail.

### BEDROOM 2

A generous sized room, well lit with bow window to the front and further window to the side, radiator.

### BEDROOM 3

another double room with window to the side, radiator.

### STUDY/NURSERY

having window to the side, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin set into vanity with storage and WC. Fully tiled, heated towel rail, window to the rear.

### OUTSIDE

The property occupies an enviable private position at the head of the cul de sac and is approached through automatic gates over driveway which provides parking for numerous cars and leads to the detached Garage with up and over door, power and lighting points.

The Front Garden is of a good size being laid to two lawned areas with shrub and herbaceous beds and enclosed with hedging. Side pedestrian access leads around to the private rear garden which is laid to lawn with an abundance of well stocked flower, shrub and herbaceous beds, paved sun terrace and screened with hedging and fencing which offers a great level of privacy.

### GENERAL INFORMATION

#### TENURE

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

#### NOTE

A member of Monks Estate and Letting Agents is related to the Vendor of this property.

#### 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 C - 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 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



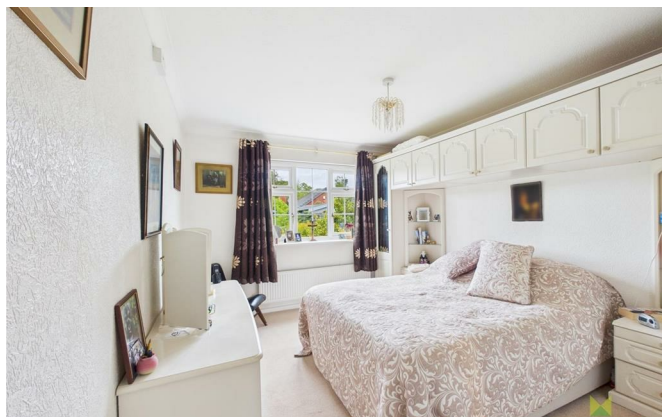
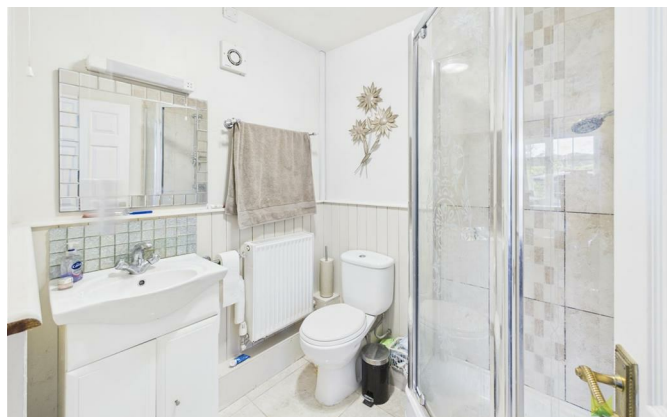






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## Judy Bourne

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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