

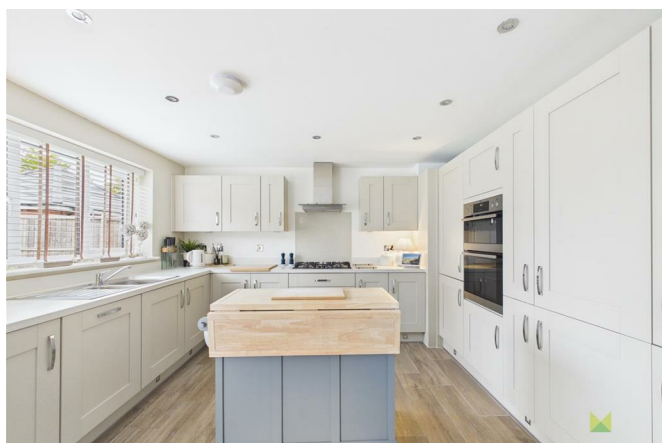
94 Holland Drive Shrewsbury SY2 5WA



4 Bedroom House - Detached
Offers In The Region Of £475,000

The features

- ENVIABLE POSITION ON PRIVATE DRIVE OF JUST 3 HOMES
- RECEPTION HALL WITH CLOAKROOM, GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM AND GUEST BEDROOM BOTH WITH EN SUITES
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED.
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOVELY LIVING/DINING/KITCHEN, UTILITY ROOM
- 2 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING B



*** BEAUTIFULLY PRESENTED FAMILY HOME ***

An excellent opportunity to purchase this immaculate 4 double bedroom detached home set in a private driveway for just 3 homes and perfect for today's modern lifestyle of a growing family, work from home and those who love to entertain.

Property details

LOCATION

Occupying an enviable position on this popular development on the Eastern edge of the Town with lovely country and riverside walks on hand. For commuters there is ease of access to the A5/M54 motorway network and there are good facilities on hand including schools, doctors, supermarkets, shops and recreational facilities.

RECEPTION HALL

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

CLOAKROOM

With suite comprising WC and wash hand basin, continuation of tiled floor, radiator.

LOUNGE

A lovely sized room having walk in bay window overlooking the front with fitted plantation style shutter blind, two media points, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

A lovely light room being the hub of the home with the Living/Dining area having double opening French doors with full height glazed side screens opening onto the garden and sun terrace.

The Kitchen is comprehensively fitted with range of neutral stone fronted shaker style units incorporating 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 dishwasher, inset hob with extractor hood over and cutlery and pan drawers beneath, eye level double oven and grill with storage above and below and having pull out larder unit, inbuilt corner carousel in the corner cupboard and fridge freezer with matching fascia panels to the side. All appliances are AEG. Complementary wall units, window overlooking the garden, tiled flooring throughout, radiator.

UTILITY ROOM

With continuation of units incorporating single drainer sink with mixer taps set into base cupboard with worksurface extending to the side and space for appliances, tall shelved larder unit, tiled flooring, door to the garden and personal door to the Garage.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

A lovely sized room having walk in bay window overlooking the front with fitted plantation style shutter blinds and providing a lovely aspect over fields and Haughmond Hill beyond. Fitted double wardrobe, display recess with media point, radiator.

ENSUITE SHOWER ROOM

Fitted with shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, window to the side, heated towel rail.

GUEST BEDROOM

Another generous double room with window to the front with fitted plantation style shutter blind, built in wardrobe, media point, radiator.

ENSUITE SHOWER ROOM

With suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

BEDROOM 3

Another generous sized room with window overlooking the rear garden, radiator.

BEDROOM 4

A double room with window to the rear, radiator.

FAMILY BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, window to the rear, heated towel rail.

OUTSIDE

The property occupies an enviable position tucked away on a private drive for just 3 homes and is approached over driveway with parking and leading to the garage. The Front Garden is laid to shaped lawn and side pedestrian access leads to

The Rear Garden is of a good size being laid to paved sun terrace and lawn 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.

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
Click. www.monks.co.uk

Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1
1HI

We're available 7 days a week

Four words that define who, and what we are:
HOME – 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.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.

