



MONKS

4 Dymock Drive **Oteley Road Shrewsbury** **SY2 6GU**

4 bedroom House - Detached property
Offers in the region of £395,000







*** EXCELLENT 4 BEDROOM DETACHED FAMILY HOME ***

An opportunity to purchase this recently built 4 bedroom detached double fronted home - perfect for a growing family, work from home or those who love to entertain with its Home Office/Study and excellent open plan Kitchen.

Occupying an enviable cul de sac location on this popular development, ideally placed for local amenities including schools, supermarkets, shops, lovely walks and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises: Reception Hall with Cloakroom, Lounge, Home office/Study, open plan Living/Dining/Kitchen with range of integrated appliances, Principal Bedroom with en suite, 3 further Bedrooms and Bathroom.

The property has the benefit of high insulation, gas central heating, double glazing, driveway and garage and enclosed rear garden.

Viewing essential.

4 Dymock Drive
Oteley Road Shrewsbury
SY2 6GU





LOCATION

The property occupies an enviable cul de sac location on the edge of this popular development, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarkets, schools, churches, public houses and the nearby retail park along with lovely walks through the Reabrook Conservation area.

RECEPTION HALL

Covered entrance with outside light and composite door opening to Reception Hall with useful understairs storage, radiator.

CLOAKROOM

with suite comprising wash hand basin and WC. Window to the side, radiator.

STUDY/HOME OFFICE

A versatile space with window to the front, radiator.

LOUNGE

having window to the front, media point, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

the hub of the home and the perfect space for those who love to entertain with feature bi-folds opening onto the rear garden.. The Kitchen has been well designed and is fitted with a range of French navy shaker style units incorporating undermount sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid work surfaces over and having range of integrated appliances including dishwasher, washing machine, fridge and freezer all with matching fascia panels. Inset 5 ring hob with extractor hood over and deep pan drawers beneath, double eye level oven and grill with cupboards above and below. Matching range of eye level wall units, peninsular breakfast bar divide to the Living/Dining area with media point, radiator. Window overlooking the garden.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

With window to the front. Built in double wardrobe with hanging rails and shelving, media point, radiator.

EN SUITE SHOWER ROOM

With suite comprising large shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC. Complementary half tiled walls and flooring, heated towel rail, window to the side.

BEDROOM 2

with window to the front, radiator.

BEDROOM 3

with window to the rear, radiator.

BEDROOM 4

with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting.

The Front garden is laid to lawn. Side pedestrian access to the rear garden which has a large paved sun terrace and garden laid to lawn, enclosed with wooden fencing.

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 E - 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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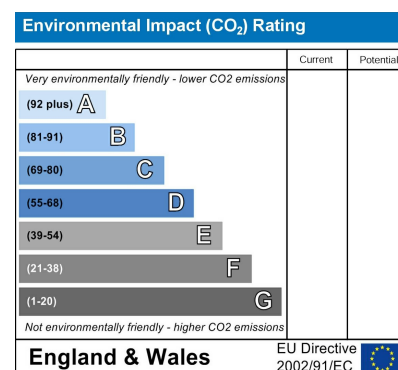
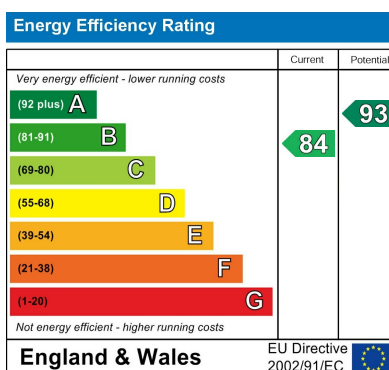
Shrewsbury office

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