



FOR SALE

Offers in the region of £550,000

30 Abbot Drive, Hadnall, Shrewsbury, SY4 4FF

A substantial and beautifully presented four bedroom detached contemporary house, with landscaped gardens, situated on a sought after development in the popular village of Hadnall.



MILEAGES: Shrewsbury 6.4 miles, Telford 16.7 miles. All mileages are approximate.



- Wonderful open plan kitchen/dining/family room
- Front to back sitting room with log burning stove
- Office/playroom
- Landscaped gardens
- Patio area
- No neighbours to one side as that area is protected

DIRECTIONS

From Shrewsbury, proceed to Battlefield and take the A49 North towards Whitchurch. After approximately 2 miles and on entering the village of Hadnall, continue past The New Inn public house. Turn into Abbot Drive and follow the road round to the right. The property occupies a delightful location in this popular village.

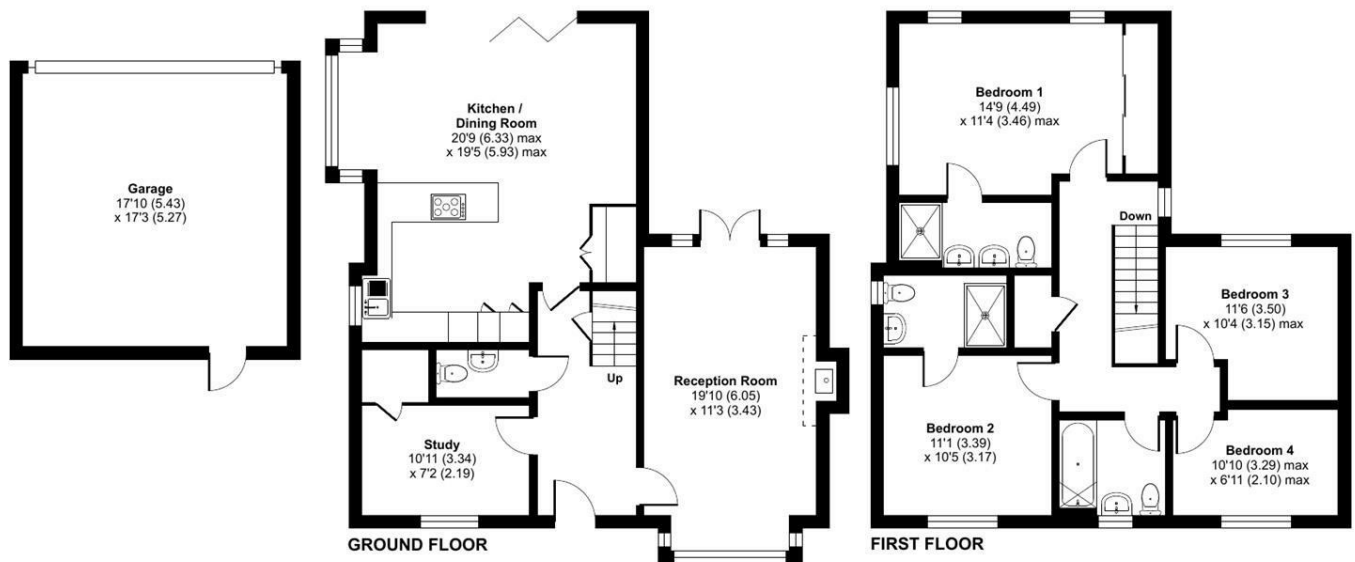
SITUATION

Occupying one of the most desirable plots in Abbot Drive, in the popular village of Hadnall, the property benefits from the fact it sits alongside an ancient oak tree which is referred to in the Domesday Book. This area is protected from ever being built on, and therefore the properties outlook shall always remain as it is, offering neighbours to one side only.

The village is well placed for easy access to Shrewsbury, which includes business and retail parks, together with a selection of supermarkets close by. The village itself provides a number of basic amenities including a shop, primary school, pub, church and village hall. Shrewsbury town centre offers an excellent shopping centre and a selection of schools, whilst commuters will also find easy road links to the A5/M54 motorway to Telford and Wolverhampton or north to Whitchurch and thereon to Chester.



Approximate Area = 1568 sq ft / 145.6 sq m
 Garage = 308 sq ft / 28.6 sq m
 Total = 1876 sq ft / 174.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1269926



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



DESCRIPTION

30 Abbot Drive is a substantial modern family home, offering incredibly well laid out and spacious accommodation set over two floors. The property is located next door to a protected area meaning that to one side there are no neighbours and a lovely outlook. The property comprises a reception hall with free flowing access to the ground floor accommodation, a well portioned and bright sitting room with dual aspect windows with patio doors and bay window, feature multi-fuel burner with slate hearth and white wooden mantle piece. To the rear of the property is the hub of the house, where there is a high quality kitchen/dining/family room with bi-fold doors, offering views of the enclosed rear garden. The kitchen comprises a good range of cabinets with Quartz worktops and upstands, a range of Neff appliances, including a dishwasher, tower oven and grill, access to the utility cupboard with space for the washing machine and tumble dryer. A modern cloakroom with WC and wash hand basin and a separate family room/office complete the ground floor accommodation.

An oak staircase rises to the first floor landing, boasting four bedrooms with the principal benefiting from a lovely en-suite shower room and large selection of built in wardrobes. Bedroom two has an en-suite shower room with a family bathroom serving the remaining two bedrooms.

ACCOMMODATION

CLOAKROOM

With low flush WC, wall mounted wash hand basin with mixer tap over, radiator, tiled floor and extractor fan to ceiling.

STUDY

Window to front and walk-in store cupboard housing the gas fired central heating boiler.



SITTING ROOM

Bay window to the front. French doors giving access to rear gardens, multi-fuel burning stove set to a brick hearth with timber mantle and coving to ceiling.

FEATURE OPEN PLAN KITCHEN LIVING DINING AREA

KITCHEN AREA

The kitchen area comprises a range of contemporary eye level and base units with built-in cupboards and drawers, fitted Quartz worktops with inset sink with mixer tap over, five ring gas hob with wall hung stainless steel cooker canopy over, integrated oven and grill, fridge freezer and dishwasher, and tiled floor.

UTILITY CUPBOARD/LAUNDRY AREA

With space for washing machine and tumble dryer, fitted worktop, fitted shelving, tiled floor and extractor fan to ceiling.

DINING AREA

Bay window with pleasing aspect, tiled floor, bi-folding double glazed doors giving access to rear gardens.

FIRST FLOOR LANDING

With doors off and to:-

BEDROOM ONE

A great sized principal bedroom with built in wardrobes, wall mounted digital heating control panel. Door to:-

EN-SUITE SHOWER ROOM

Comprising low level WC, two wall mounted wash hand basins and shower cubicle with sliding splash screen.

BEDROOM TWO

With door to:-

EN-SUITE SHOWER ROOM

Comprising low level WC, wall mounted wash hand basin and shower cubicle with sliding splash screen.



BEDROOM THREE

BEDROOM FOUR

BATHROOM

With low level WC, wall mounted wash hand basin and panelled bath.

OUTSIDE

To the front of the property, there are lawned gardens with a paved pathway giving access to front door with wrought iron railings and mature hedging. To the left hand side of the property, there is a further lawned area and a double width brick paved private driveway, which gives access the detached garaging. that has an electrically operated up and over door, fitted power and light and double glazed service door to rear

DETACHED GARAGE

Electrically operated up and over door, fitted power and light points and double glazed service door to rear.

THE GARDENS

There is a large paved patio area that stretches the width of the plot and is perfect for Alfresco dining and entertaining. There is an outside electricity point, lawned gardens, inset shrubs and trees, outside lighting point. The rear gardens are enclosed by brick walling and fencing.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'F' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

FOR SALE

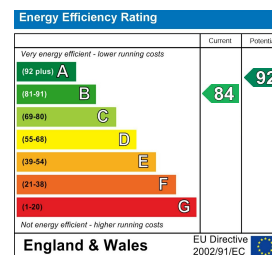
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales

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