

FOR SALE

11 Derriman Close, Shrewsbury, SY2 6GT

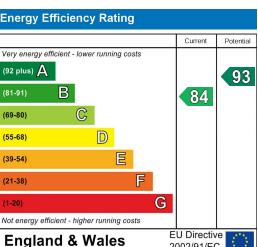


TOTAL AREA: APPROX. 130.8 SQ. METRES (1407.9 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

#### Energy Performance Rating



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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.



FOR SALE

Offers in the region of £375,000

11 Derriman Close, Shrewsbury, SY2 6GT

An immaculately presented and generously proportioned modern detached house, set on a corner plot with garage and gardens, on this most sought-after development.



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Close to town amenities.

1 Reception  
Room/s

4 Bedroom/s

2 Bath/Shower  
Room/s

- **A recently constructed modern house**
- **Spacious accommodation**
- **Immaculately presented**
- **Upgraded AMTICO flooring**
- **Opportunities to enhance garden**
- **Detached garage and parking**

**DIRECTIONS**

From Shrewsbury town centre proceed over the English Bridge and carry on straight on up through Abbey Foregate to the column roundabout. Take the third exit onto Wenlock Road and after a short distance turn right onto Sutton Road. Continue to the very end of Sutton Road and at the T-junction with Oteley Road turn left. Proceed along Oteley Road for a short distance and take a right turn into Maxfield Drive. Bear right at the T-junction, followed by the left into Derriman Close.

**SITUATION**

The property is conveniently situated on the southern outskirts of the town and well placed for a number of local amenities including the Meole Brace Retail Park which includes Sainsburys Supermarket. Schools including The Priory and Meole Brace are easily accessible. In addition there are a small number of shops off Sutton Road, whilst Shrewsbury town centre offers a comprehensive shopping centre, excellent range of social facilities and a rail service. Commuters will be pleased to note that Oteley road quickly connects into the A5 and then through onto the M54 Motorway with Telford readily accessible.

**DESCRIPTION**

11 Derriman Close is a recently constructed and immaculately presented detached house which provides rooms of pleasing dimensions throughout. The current owners have introduced upgrades including Amtico flooring throughout the ground floor accommodation. To the ground floor is a generous living room, feature open plan kitchen diner with numerous integral appliances and double doors leading out to the garden. Also to the ground floor is a useful Guest WC and study. To the first floor there are four bedrooms, the principal of which provides an en-suite shower room, whilst the remaining three are served by the family bathroom. Outside, located to the rear is a driveway with space for circa two vehicles which also gives access to the detached garage. The gardens are of a pleasing size and require maintenance giving all prospective purchasers an excellent opportunity to introduce their own ideas and designs.

**ACCOMMODATION****PILLARD STORM PORCH**

Panelled part glazed entrance door leads into:

**RECEPTION HALL**

Leads into:-

**GUEST WC**

Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash, extractor fan.

**LIVING ROOM**

With dual aspect windows.

**KITCHEN/DINER**

With ceiling downlighters, AMTICO flooring. Providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating and one and a half bowl LEISURE Stainless Steel Sink unit and drainer with mixer tap over. Integral BOSCH double oven and grill with separate 5 ring stainless gas hob unit with stainless splash and BOSCH filter hood. Integral BOSCH dishwasher, integral fridge/freezer. Under cupboard lighting, breakfast bar eating area. Useful walk in understairs storage cupboard. Twin glazed french doors leading out to the gardens.

**STUDY**

With AMTICO flooring.

**FIRST FLOOR LANDING**

With access to loft space, built in storage cupboard.

**BEDROOM 1**

With inset fitted blackout blinds, built in double wardrobe and door to:-

**ENSUITE SHOWER ROOM**

Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash, large walk in shower cubicle with drench style head, mains fed shower and additional feeder shower attachment, shaving connection point. Inset tiles and sliding splash screen, wall mounted heated towel rail and extractor fan.

**BEDROOM 2**

Inset fitted blackout blinds.

**BEDROOM 3****BEDROOM 4****BATHROOM**

With tiled floor, providing a white suite, comprising low level WC, pedestal wash hand basin with tiled splash. Panelled bath with mains fed IDEAL shower over with splash screen and part tiled walls, wall mounted heated towel rail.

**OUTSIDE**

To the front the property is approached off street. Driveway parking is positioned to the rear with parking for circa 2 vehicles, whilst also giving access to the detached garage.

**DETACHED GARAGE**

With metal up and over entrance door. Power and light points.

**GARDENS**

To the front the gardens offer a small area laid to lawn, together with barked shrubbery beds and borders. The rear gardens are currently undergoing maintenance and comprise a small flagged patio area with adjoining section that offers garden enthusiasts an excellent opportunity to introduce their own designs and tastes.

**GENERAL REMARKS****SERVICES**

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

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

**VIEWINGS**

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