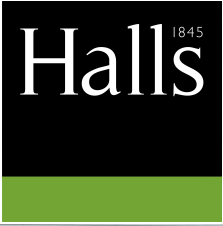


FOR SALE

Plot 2, 44 Donnerville Gardens, Admaston, Telford, TF5 0DE



FOR SALE

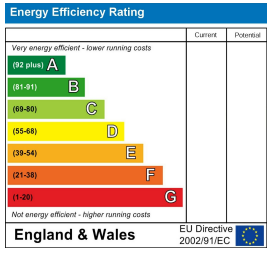
Offers in the region of £720,000

Plot 2, 44 Donnerville Gardens, Admaston, Telford, TF5 0DE

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



Bespoke Construction, renowned for their exceptional craftsmanship, proudly presents Plot 2 at Donnerville Gardens, an exclusive development offering seven exceptional family homes. This stunning five-bedroom detached home combines style, space, and practicality, making it the perfect choice for growing families.



01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@halls.gb.com



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3 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- Two En-Suite Bathrooms
- Nolte Kitchens, Neff Appliances, and Granite Worktops
- Vaillant Boiler
- Bespoke Design
- Total ft² - 2271
- 10-Year ICW Warranty

Bespoke Construction, renowned for their exceptional craftsmanship, proudly presents Plot 2 at Donnerville Gardens, an exclusive development offering seven exceptional family homes. This stunning five-bedroom detached home combines style, space, and practicality, making it the perfect choice for growing families.

**DESCRIPTION**  
Plot 2 at Donnerville Gardens offers a rare opportunity to own a spacious and thoughtfully designed five-bedroom detached home in this exclusive development. The heart of the home is the open-plan kitchen, living, and dining area, which provides the perfect space for both everyday family living and entertaining. The sleek, modern kitchen is a Nolte kitchen equipped with Neff appliances, and granite worktops, offering both style and quality.

In addition to the open-plan space, the property also includes a separate lounge and dining room, providing flexibility to create the perfect spaces for relaxation or formal dining. Throughout the home, Deanta pre-finished light grey doors bring a stylish, contemporary touch, while interior door systems wardrobes provide both practicality and sophisticated design.

Upstairs, the five bedrooms are generously sized, with two of the bedrooms featuring en-suite bathrooms. Each bedroom comfortably accommodates a double bed, offering ample space for rest and relaxation. The modern family bathroom is finished with Roper Rhodes bathroom vanities, adding a touch of elegance. Valiant boilers ensure efficient and reliable heating throughout the property.

Plot 2 is now completed, ready to move in, and offers an outstanding opportunity for those looking for a spacious, high-quality home in a tranquil yet convenient setting.

**LOCATION**  
Donnerville Gardens is located in the village of Admaston, a peaceful and scenic area in Shropshire, England. Nestled just a few miles from the market town of Wellington, Admaston offers a charming rural setting while maintaining close access to local amenities. The village is known for its tranquil atmosphere, with surrounding fields and countryside providing a relaxing escape from the hustle and bustle of nearby towns.

Admaston itself is well-connected, with Wellington offering a range of shops, restaurants, and schools. The village is also within easy reach of Telford, a larger town that provides even more extensive services, including shopping centres, cultural attractions, and transport links, including the M54 motorway, making commuting and travel simple.

The location of Donnerville Gardens is ideal for those who enjoy a rural lifestyle but appreciate the convenience of nearby urban areas. With picturesque views and a strong sense of community, it's a perfect spot for anyone seeking a peaceful, village atmosphere with excellent access to surrounding towns.

**DIRECTIONS**  
From our office on Market Street in Wellington turn right onto Bridge Road. In 0.2 miles take the second exit onto Spring Hill. In 310 yards turn right onto Admaston Road. Stay on here for 0.6 miles before turning left onto Donnerville Gardens. In 170 yards you will find the property on your left-hand side.

**ROOMS**  
**GROUND FLOOR**

**LOUNGE**  
The spacious lounge offers a large bay window with views to the front elevation.

**DINING ROOM**  
The dining room is a versatile space which could also be used as a home office or children's play room.

**KITCHEN/FAMILY/DINING ROOM**  
This expansive open-plan kitchen/dining/family room provides fitted worktops and storage space with glass bi-fold doors leading out to the garden.

**UTILITY**  
The utility provides worktop space and room for washing utilities as well as access to the double garage.

**W.C.**  
A white two piece suite with wash-hand basin and W.C.

**FIRST FLOOR**  
**BEDROOM ONE**  
A large double bedroom with fitted wardrobes and French doors leading out to a modern, glass Juliet balcony to the rear aspect.

**EN-SUITE**  
White three-piece suite comprising shower, wash-hand basin and W.C.

**BEDROOM TWO**  
A well-sized double bedroom with views to the front elevation.

**EN-SUITE**  
White three-piece suite comprising shower, wash-hand basin and W.C.

**BEDROOM THREE**  
A double bedroom with views to the front elevation.

**BEDROOM FOUR**  
A double bedroom with views to the rear elevation.

**BEDROOM FIVE**  
A further double bedroom with views to the rear elevation.

**BATHROOM**  
Four-piece suite comprising bath, shower, wash-hand basin and W.C.

**EXTERNAL**  
**GARDEN**  
An expansive garden with both grassed and patio area perfect for entertaining and relaxation.

**GARAGE**  
The property benefits from a good-sized single garage with an electric up-and-over door.

**LOCAL AUTHORITY**  
Telford and Wrekin Council.

**COUNCIL TAX BAND**  
Council Tax Band G.

**POSSESSION AND TENURE**  
Freehold with vacant possession on completion.

**VIEWINGS**  
Strictly by appointment with the selling agent.