



**Connells**

Alfred Nock Drive  
Priorslee Telford



# Alfred Nock Drive Priorslee Telford TF2 9YA

for sale offers in the region of  
**£700,000**



## Property Description

The award winning Connells Wolverhampton branch are proud to introduce Alfred Nock Drive, an extended and exquisite four-bedroom detached property nestled in a sought after cul-de-sac of Priorslee in Telford.

Upon entering, you are greeted by an entrance hallway with access to a convenient ground floor WC, a partially converted double garage with a now versatile office space, a cosy lounge featuring a charming bay window, a beautifully appointed entertainment kitchen with family area. Here, you'll discover a spacious dining area and sitting area, creating a perfect ambiance for family gatherings and entertaining friends.

The kitchen is complete with modern integrated appliances and benefits from having an adjoining utility with its own induction hob.

An orangery enhances the living space, providing a serene retreat to unwind after a long day. With its stunning lantern roof and bi-fold doors.

As you ascend the staircase, you'll be greeted by a gallery landing that leads to four double bedrooms. Two of the bedrooms boast en-suite shower rooms, ensuring privacy and convenience. The first floor is completed with a stylish family bathroom.

Externally, the property boasts a well presented front lawn with off-road parking for multiple vehicles and benefits from an electric car charging point. The landscaped rear garden is a true outdoor oasis, featuring an artificial lawn, a paved patio areas and a raised seating area, ideal for relaxing and enjoying the sunshine.

## Location And Area

Situated on a newly developed cul-de-sac in the popular area of Priorslee, this property has great commuting access to Telford Town Centre, Telford railway station and the M54 motorway allowing access to surrounding areas such as Shrewsbury and Wolverhampton.

## Approach

Set back from the roadside behind a driveway for ample vehicles, front lawn and benefits from an electric car charging point.

## Entrance Hallway

Radiator, ceiling spotlights, two double glazed windows to the front, engineered oak flooring and doors to the office, lounge, ground floor WC and entertainment kitchen/family area.

## Office

16' 4" x 8' 5" ( 4.98m x 2.57m )

Double glazed window to the side and doors to the hallway and storage.

## Storage

Previously a double garage but now used as a storage area with an up and over garage door.

## Ground Floor Wc

Low flush WC, wash hand basin, ceiling spotlights, partly tiled walls, radiator, engineered oak flooring and extractor fan.

## Lounge

17' into bay x 11' 9" max ( 5.18m into bay x 3.58m max )

Double glazed windows to the front and side, ceiling spotlights, radiator and engineered oak flooring.

## Entertainment Kitchen

36' 1" x 13' 5" ( 11.00m x 4.09m )

Kitchen area comprises of matching wall and base units with composite sink and drainer with mixer tap, integrated double fridge, double freezer, oven and grill, induction hob with inset extractor, ceiling spotlights, double glazed window to the rear and to the utility.

Dining area comprises of ceiling spotlights, radiator, storage cupboard with windows and French doors to the orangery.

Sitting area comprises of ceiling spotlights, radiator and double glazed windows to the rear and side.

## Utility

6' 2" x 5' 9" ( 1.88m x 1.75m )

Matching wall and base units, sink with mixer tap, induction hob, wall mounted boiler, extractor fan, radiator, ceiling light point and doors to the side garden and kitchen.

## Orangery

21' 11" x 10' 4" ( 6.68m x 3.15m )

Double glazed windows, skylight windows, two ceiling light points, French doors to the entertainment kitchen/family area and bi-fold doors to the rear garden.

## First Floor Landing

Double glazed window to the front, radiator, ceiling spotlights, storage cupboard and doors leading to all bedrooms and bathroom.

## Bedroom One

16' 11" max x 11' 11" max ( 5.16m max x 3.63m max )

Double glazed windows to the front and side, fitted wardrobes, radiator, ceiling spotlights and door to the en-suite shower room.

## En-Suite Shower Room

Shower cubicle, low flush WC, wall mounted wash hand basin, tiled walls, heated towel rail, extractor fan, ceiling spotlights and double glazed window to the rear.

## Bedroom Two

13' 9" max x 10' 1" max ( 4.19m max x 3.07m max )

Double glazed window to the rear, fitted wardrobes, radiator, ceiling spotlights and door to the en-suite.

## En-Suite Shower Room

Walk-in shower cubicle, low flush WC, wall mounted wash hand basin, heated towel rail, tiled walls, extractor fan, ceiling spotlights and a double glazed window to the rear.

## Bedroom Three

11' 9" x 9' 10" ( 3.58m x 3.00m )

Double glazed window to the rear, ceiling spotlights and radiator.

## Bedroom Four

12' 1" x 8' 10" ( 3.68m x 2.69m )

Double glazed window to the rear, ceiling spotlights and radiator.

## Family Bathroom

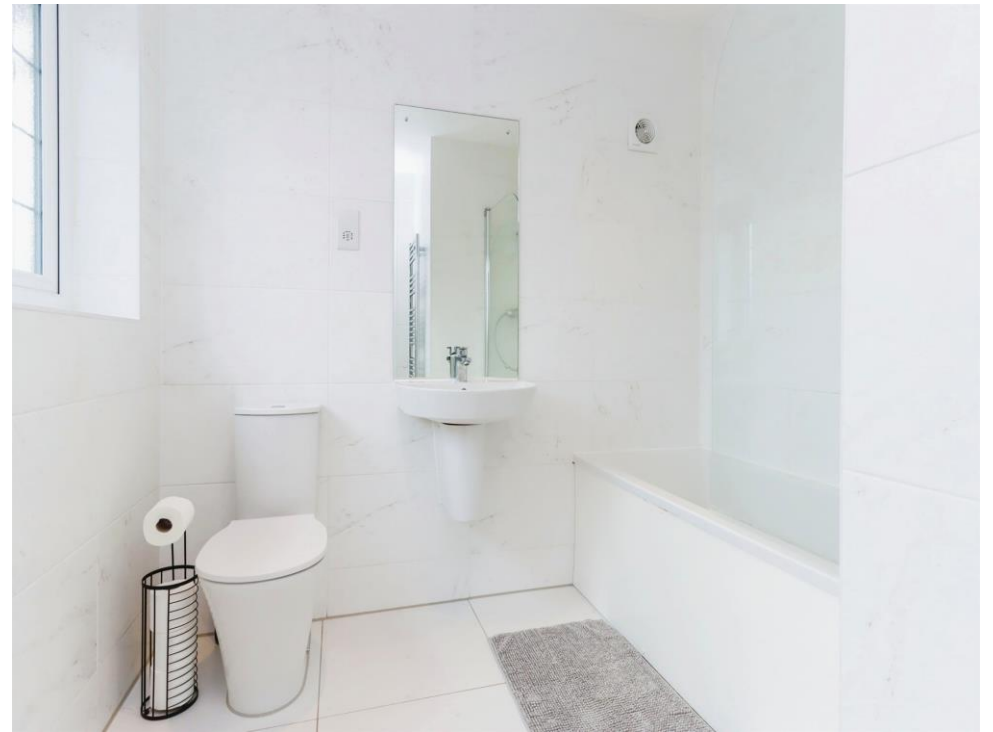
Panel bath shower over, low flush WC, wall mounted wash hand basin, tiled walls, extractor fan, ceiling spotlights, heated towel rail and a double glazed window to the front.

## Outside Rear

A landscaped rear garden with paved patio artificial lawn, raised seating area, outside tap point and side gate.













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To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: B**

Tenure: Freehold

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