

## 11 Ainsdale Drive Telford TF2 9QJ

An Immaculate Three Bedroom well maintained Detached Bungalow with **NO UPWARD CHAIN** occupying a select cul de sac within an established neighbourhood of Priorslee, offering luxury, comfort and a spacious layout of light and bright rooms. For those seeking a perfect property all ready to move in this is the one. 11 Ainsdale Drive welcomes you into an L shaped entrance hall flowing along into all rooms beginning with an inviting and spacious Lounge/Dining Room displaying an elegant fireplace and a pleasing view over the picturesque rear garden. The Kitchen boasts an array of cupboards and ample work surfaces as well as room to house a table and chairs to enjoy informal breakfast dining and having a rear Porch alongside ideal for storing muddy garden shoes, and the stylishly appointed Bathroom is also well equipped with a contemporary suite and gorgeous sleek wall and floor tiling. The flexible bedroom accommodation provides two good sized doubles and the third bedroom could be easily utilised as a Study. The property is also well placed for access to a great choice of amenities, shops and leisure facilities within the nearby town centre of Telford along with rail services running from Telford Central to Shrewsbury, Birmingham and beyond to London Euston as well as the M54 being handy too.

**ACCESS** The property sits behind an attractive gravelled frontage featuring flower borders, pavements laid to the front entrance as well as paved and gated side access to the rear garden, in addition to a tarmac driveway fronting the detached single garage.

## Overview

- An Immaculate Three Bedroom Detached Bungalow Occupying a Cul de Sac position in the Priorslee Neighbourhood
- Well Maintained Picturesque Gardens and a Driveway Fronting the Detached Single Garage
- Generous Sized Lounge/Dining Room adorned with an Elegant Fireplace
- Attractively Appointed Kitchen connecting to a Rear Porch
- Stylish Bathroom of Generous Proportions

**ACCOMMODATION** An open entrance porch with lighting alongside and cupboards housing gas and electric meters and a UPVC entrance door opening to the **L SHAPED ENTRANCE HALL** Having flooring laid to carpet, a radiator with a shelf above, two ceiling lights and a built in storage cupboard. There's also a further shelved cupboard housing a hot water cylinder. **LOUNGE/DINING ROOM** Enjoying an abundance of natural light beaming in through glazing over the frontal aspect and French doors within the dining area. The focal point adorning this lovely room is the elegant fireplace housing a coal effect gas fire creating a cosy glow and giving extra warmth for those winter evenings. An open archway leads through to the dining area and there's also cosy carpet, two covered radiators, two ceiling lights and a serving hatch opening into the **KITCHEN** - Having a range of traditional cupboards and contrasting work surfaces incorporating a four ring gas hob with extractor over, a stainless steel sink and drainer with a water softener unit beneath, space and plumbing for a washing machine, wall tiling, two ceiling lights, a radiator, wall mounted gas central heating boiler, flooring laid to a tiled effect vinyl and there's a glazed panelled door to a **UPVC REAR PORCH** - Having power and a door to the rear garden.

**BEDROOM ONE** Overlooking the frontal aspect and having a radiator, carpet, ceiling light, and a range of matching cream overbed cupboards, wardrobes, bedside tables, a further wardrobe and a drawer unit. **BEDROOM TWO** Also having a frontal aspect and flooring laid to carpet, a radiator and ceiling light point. **BEDROOM THREE/STUDY** Offering versatility for use as a study and having flooring laid to carpet, a radiator and ceiling light point. **BATHROOM** Having privacy glazing overlooking the rear aspect and the room is beautifully appointed with eye catching wall and floor tiling, downlighting, a heated towel rail, a contemporary suite comprising of a panelled bath having a thermostatic shower over and a folding screen as well as a bath lift alongside. In addition, a vanity unit inset with hand wash basin and cupboard beneath gives essential storage and there's also an enclosed flush W.C.

**REAR GARDEN** This delightful picturesque garden has been well looked after over the years and further complements the property. Perimeter fencing gives privacy and well stocked colourful perennial flower beds, areas laid to decorative gravel surround a neat lawn and stepping stones proceed along to a Greenhouse. There's also a cold water tap and a generous paved patio to enjoy al fresco dining along with a paved side elevation housing a useful water butt. To the further side elevation two timber sheds provide great storage facilities and this area also provides access into the rear of the garage. **DETACHED GARAGE** Of brick and tile construction with an apex roof providing storage, security lighting alongside, power, lighting and a radio controlled main garage door. **TELFORD & WREKIN COUNCIL TAX BAND: D EPC RATING: D DIRECTIONS: SAT**







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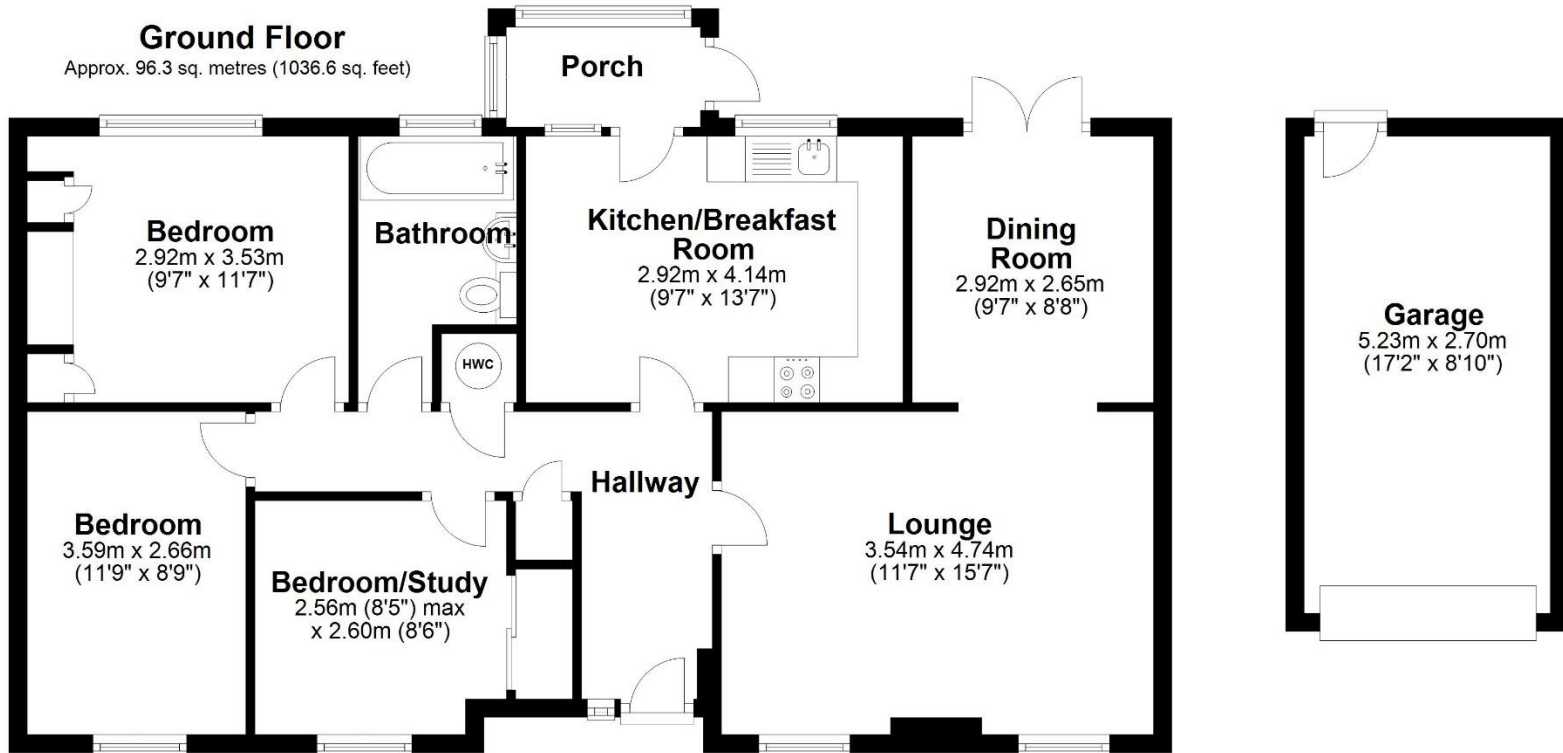
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4 Broadway, Shifnal, TF11 8AZ



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## Ground Floor

Approx. 96.3 sq. metres (1036.6 sq. feet)



Total area: approx. 96.3 sq. metres (1036.6 sq. feet)

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