



## **283 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire, SY2 5TF**

**£387,000**

Viewing is essential to appreciate this stunning 4 bedroom semi detached house that has been tastefully extended and renovated to a particularly high standard. The impressive accommodation provides: Enclosed Porch, Entrance Hall, Living Room With Wood Stove, Beautiful Kitchen/Dining Room With Quartz Work Tops And Bespoke Units, Sitting/Garden Room, WC, 3 Generous Bedrooms And Quality 4 Piece Bathroom On The First Floor, Large Double 2nd Floor Bedroom, Extensive Garden With Brick Workshop, Summer House. Wide Driveway And Garage. No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The current owner has carried out an extensive renovation programme to a particularly high standard and we are sure the exceptional living space will be of great appeal to potential buyers. The loft conversion provides an excellent addition and compliments the well balanced bedroom accommodation on the first floor. The Kitchen has been fitted with bespoke units with quartz work tops and attention has been paid to the refurbishment of the high quality 4 piece Bathroom. The property offers 2 wood stove, large Garage, Brick Built Workshop, Summer House and large Garden. Wood effect uPVC double glazing. The property is conveniently situated and is also close to riverside walks.

### Accommodation comprises

Double glazed entrance door.

### Enclosed Porch

Tiled flooring, designer radiator, LED spotlights, double glazed porthole window to the front, part glazed entrance door.

### Entrance Hall 15' 10" x 8' 4" (4.82m x 2.54m)

Column style radiator, double glazed side window, tiled flooring, large walk-in under stairs cupboard, staircase leads to First Floor Landing.

### Living Room 12' 9" x 11' 8" (3.88m x 3.55m)

Wood effect uPVC double glazed window to the front with fitted shutters, wood burner set to brick hearth with timber above, contemporary column radiator.

### Bespoke Kitchen/Dining 21' 8" x 12' 10" (6.60m x 3.91m)

Dining Area, Aga wood burning stove set to exposed brick chimney breast, LED spot lights, column style radiator. The Kitchen Area has been particularly well fitted with ample units, quartz work tops, inset granite style sink drainer unit with brushed stainless steel mixer tap. Integrated Bosch oven, combination oven, washing machine, dishwasher and 4 ring gas hob. Wood effect double glazed side window and door to Side Porch, LED spot lights, ample space for appliances. Tiled flooring.

### 'L' Shape Sitting/Garden Room 17' 8" x 12' 11" max 7' 1" min (5.38m x 3.93m/2.16m)

Tiled flooring, LED spot lights, 2 designer radiators, wood effect double glazed window and French doors lead to rear garden.

### WC

WC, gas fired central heating boiler, tiled flooring.

### First Floor Landing

Wood effect double glazed window to the side, door to staircase leading to Bedroom 4.

### Bedroom 1 19' 9" x 11' 6" (6.02m x 3.50m)

Custom fitted wardrobes and storage cupboards to one wall, further large storage cupboard, panel feature to one wall, radiator, double glazed window with fitted shutters to the front.

### Bedroom 2 11' 5" x 9' 6" (3.48m x 2.89m)

Radiator, double glazed window to the rear overlooking garden, built in double wardrobe, built in linen/storage cupboard.

### Bedroom 3 9' 8" x 8' 0" (2.94m x 2.44m)

Double glazed window to the front, fitted shutters, radiator, custom fitted storage cupboards with display recess.

### Bathroom

Luxuriously fitted with high quality 3 piece suite providing bath with mixer tap and hand held attachment, large walk in shower cubicle with curved screen, drench shower and hand held shower, wash basin, high level flush WC, column radiator incorporating towel rail, double glazed rear window, wood effect flooring, LED spot lights, fully tiled walls.

### Bedroom 4 15' 11" max x 14' 11" (4.85m x 4.54m)

Sloping ceiling providing an attractive feature, 3 double glazed Velux skylights, radiator, 2 useful store cupboards.

### Outside - Front

Brick paved driveway provides ample parking, brick wall to one side. Low maintenance landscaped front garden provides slate beds and raised shrub beds.

### Large Single Garage 19' 3" x 10' 3" (5.86m x 3.12m)

Electric roller door (could easily be converted to provide further living accommodation subject to planning/building consent), double glazed lantern light, double glazed French doors with side windows lead to the rear.

### Outside - Side

From the Kitchen, door leads to a paved area with cold water tap. Wrought iron gate leads through to large rear Garden.

### Rear Garden

Designed for easy maintenance providing artificial lawn, large paved areas, slate beds, feature rockery with railway sleepers, enclosed by fencing.

### Brick Built Workshop 6' 7" x 0' 9" (2m x 0.23m)

Formerly a garage with double glazed window, power and lighting, garden door.

### Timber Summer House

Open front porch and adjoining seating area, double glazed windows,

### Agents' Note

Planning permission was granted on 19th December 2022 for the erection of a first floor extension over the existing garage and conversion of loft space above. Application No 22/05146/FUL. On 11th August 2023 full planning permission was granted for a garage extension to create a Kitchen/Diner. Application No 23/02787/FUL

### Council Tax Band C

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



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### Energy performance certificate (EPC)

353 Markinnoor Road BRECKNOBURY SY2 6TY	Energy rating <b>C</b>	Valid until:	9 July 2034
		Certificate number:	7234-8723-5380-0981-8206

Property type	Semi-detached house
Total floor area	154 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

[You can read guidance for landlords on the regulations and exemption rules \(www.gov.uk/understanding-private-rented-property-minimum-energy-efficiency-standards-and-exemption-rules\)](#)

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81: <b>B</b>
69-80	<b>C</b>	74: <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance





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**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

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