



37 Shackleton Way, Bowbrook, Shrewsbury, Shropshire, SY3 8SW

£399,950

This really well presented 4 bedroom detached house is well positioned in a private cul-de-sac. The generous accommodation includes: Entrance Hall, WC, Living Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Store.

Upstairs Are The Main Bedroom With En-suite Shower Room, 3 Further Spacious Bedrooms And Main Bathroom. Double Width Driveway, Beautiful Private Well Stocked Garden. We Highly Recommend Arranging A Viewing.



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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.

Accommodation comprises

Recessed Storm Porch, double glazed composite entrance door.

Entrance Hall

Wood effect laminate flooring, radiator with cover, staircase leading to First Floor Landing.

Cloakroom/WC

Fitted with wash basin and WC, extractor, tiled flooring.

Living Room 14' 8" x 12' 3" (4.47m x 3.73m)

Enjoying an open front aspect with walk in double glazed bay window, polished stone fireplace with fuel effect electric fire inset, double and single radiators, double glass panel doors to Dining Room.

Dining Room 12' 2" x 9' 0" (3.71m x 2.74m)

Double radiator, double glazed sliding patio doors to Conservatory.

Conservatory 9' 6" x 8' 6" (2.89m x 2.59m)

Of uPVC double glazed constructions, double French doors lead onto delightful, well stocked rear garden.

Kitchen/Breakfast Room 14' 4" x 8' 10" (4.37m x 2.69m)

Remodelled and refitted with an excellent range of cream fronted units with wood effect laminated worktops, inset 1 1/2 bowl sink unit, integrated electric double oven, 4 ring gas hob with filter hood above, microwave and dishwasher. Wall mounted gas central heating boiler, tiled flooring, double glazed side window and 2 double glazed window to the rear overlooking the garden.

Utility Room 7' 7" x 7' 4" (2.31m x 2.23m)

Work surface with circular bowl inset, base and eye level cupboards, space and plumbing for washing machine, wood effect laminate flooring, radiator, door to useful store and door outside.

Store 8' 2" x 7' 9" (2.49m x 2.36m)

First Floor Landing

Double glazed side window, built in airing cupboard, access to roof space.

Bedroom 1 12' 11" x 11' 6" (3.93m x 3.50m)

Large room with double glazed window to the front, radiator, range of fitted wardrobes to one wall with mirror fronted sliding doors.

En-suite Shower Room

Fitted with contemporary white 3 piece suite providing shower cubicle, wash basin with vanity cupboard beneath, WC, heated towel rail, double glazed side window, extractor.

Bedroom 2 10' 5" x 9' 2" (3.17m x 2.79m)

Radiator, double glazed window with open front aspect.

Bedroom 3 11' 2" x 7' 9" (3.40m x 2.36m)

Radiator, double glazed window overlooking rear garden.

Bedroom 4 8' 11" x 8' 7" (2.72m x 2.61m)

Radiator, double glazed window overlooking rear garden.

Bathroom 9' 5" x 6' 10" (2.87m x 2.08m)

Fitted with white 3 piece suite including bath with tiled walls around and shower unit over, wash basin with vanity cupboard beneath, WC, double glazed rear window, radiator, shaver socket, extractor.

Outside - Front

The property is situated on a private drive off Shackleton Way with resin bonded double width driveway and pathway, semi circular lawn and ornamental flowering tree. Gated pathway to the side.

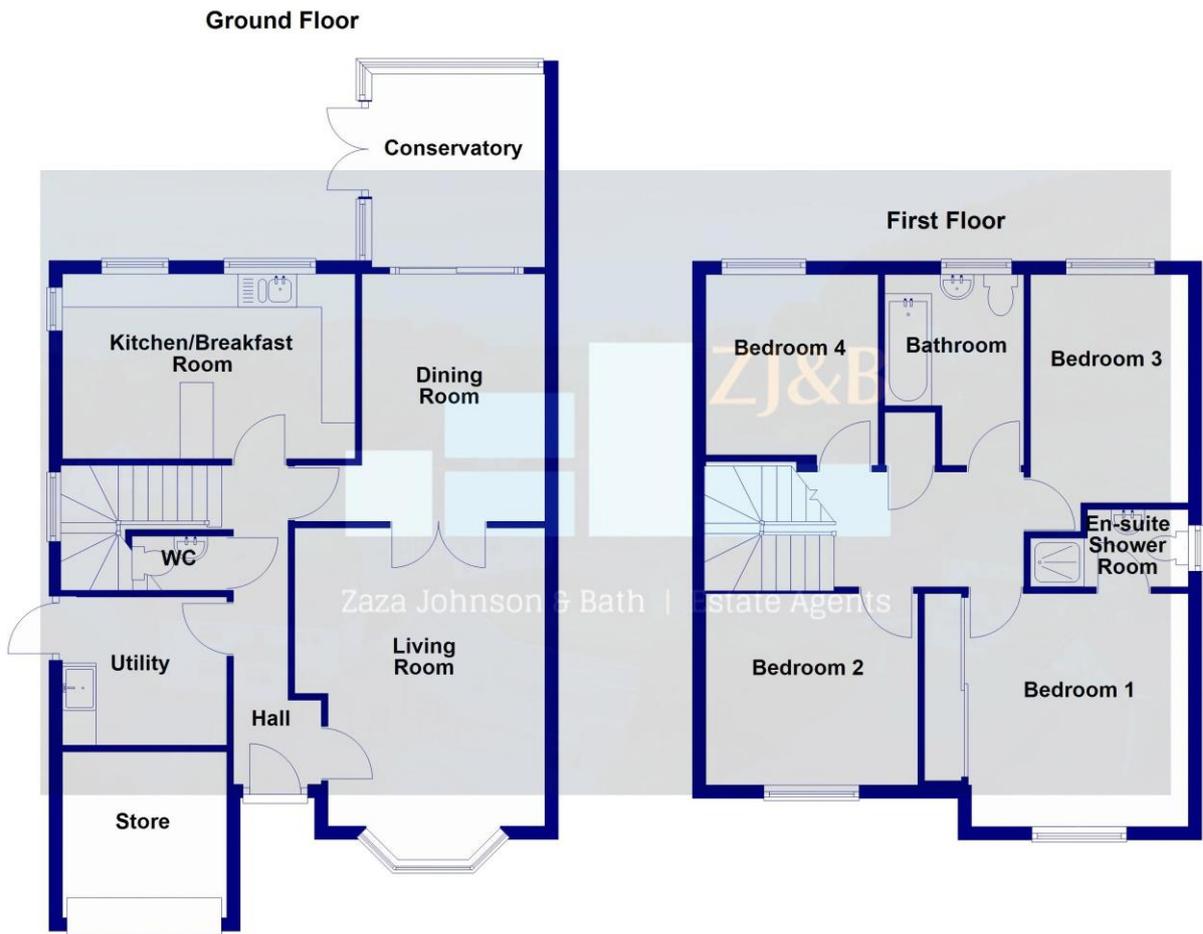
Rear Garden

A real feature of the property, which is beautifully maintained and offers great privacy. Approached onto a flagged patio with shaped lawns beyond and deep well stocked beds and borders, specimen trees, external tap and timber shed. The garden is enclosed by high level close boarded fencing.

Council Tax Band D

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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FLOOR PLANS FOR GUIDANCE ONLY



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