



2 Abbot Drive, Hadnall, Shrewsbury, SY4 4FF

4 bedroom detached house — £525,000 Freehold

2 Abbot Drive, Hadnall, Shrewsbury, SY4 4FF

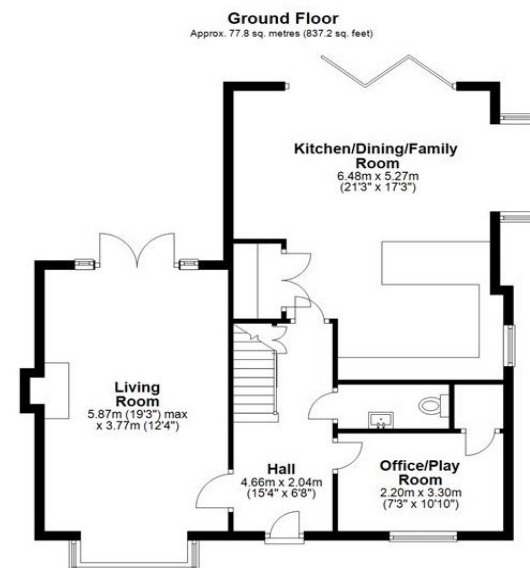
£525,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

A very well designed modern detached former show home, with an impressive interior finished to a high specification. The property is located in a lovely village setting with nice views and an attractively landscaped garden, whilst being within walking distance of local pub and school, as well as just a 10 minute drive from town.

KEY FEATURES

- Spacious hall with staircase to galleried landing, along with customised built in storage and a cloakroom.
- Office and a separate through living room with feature chimney recess and wood burner, bay to front and glazed double doors to rear opening to a private paved courtyard.
- Fantastic open plan kitchen/dining/family room with tiled flooring, bay window to side and bi-folding doors to rear.
- Stylish range of modern units to kitchen area with integrated Neff appliances, quartz worktops and breakfast bar. There is also a double door walk-in store/utility with fittings to match kitchen and space for separate washing machine and dryer.
- 4 double bedrooms (3 with built-in wardrobes), 2 well fitted en-suite shower rooms and a family bathroom.
- Double glazed windows and gas fired central heating.
- Block paved driveway providing parking and access to a detached double garage, with electric, remote control up and over door, which also has side door to garden.
- Both the front and rear gardens are a particular feature of the property, having been extensively landscaped to a high standard, with various sun terraces.
- Located in a great position on a recently built development by Galliers Homes, with a lovely outlook in a quiet setting, a short walk from the village store, pub and school. The bypass and Shrewsbury are just 4 miles away.



Total area: approx. 151.8 sq. metres (1633.8 sq. feet)









2 Abbot Drive, Hadnall, Shrewsbury, SY4 4FF

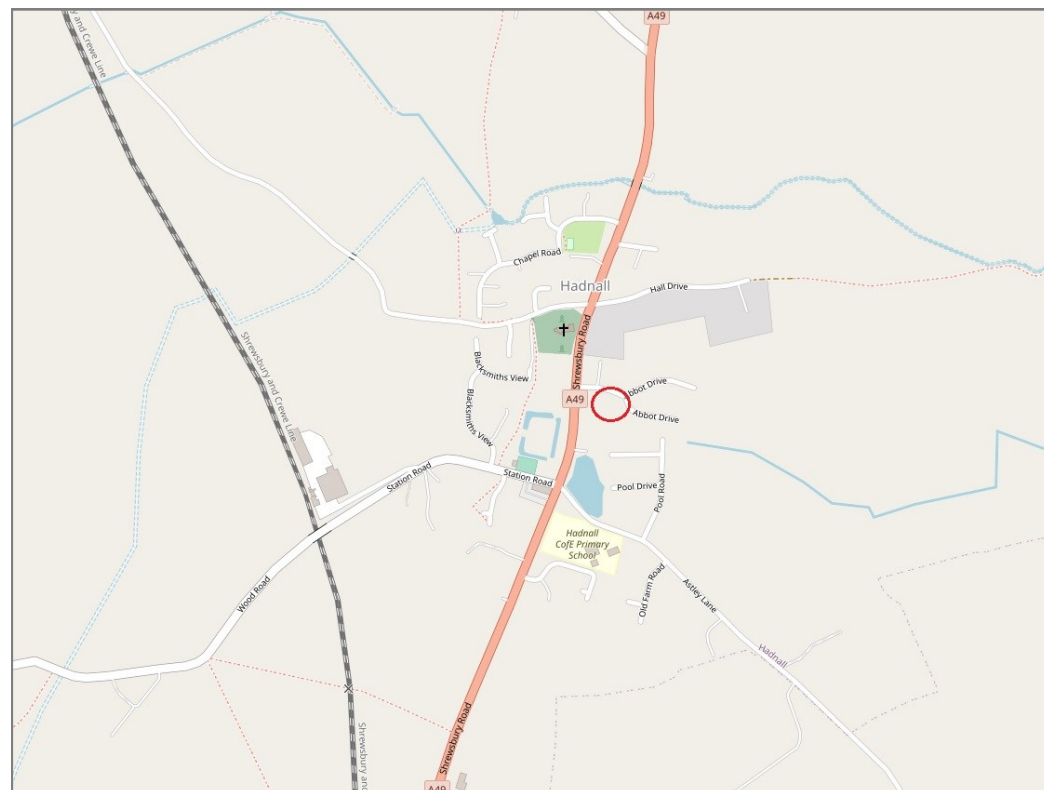
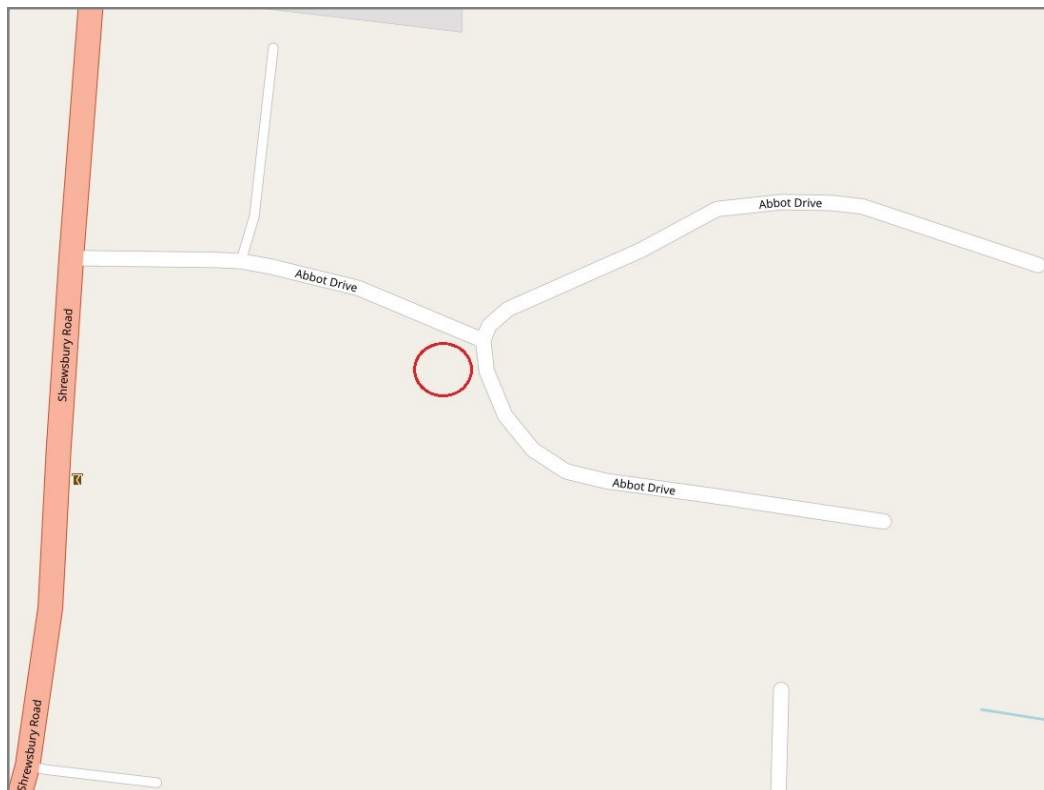
£525,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	Band B
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks

01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

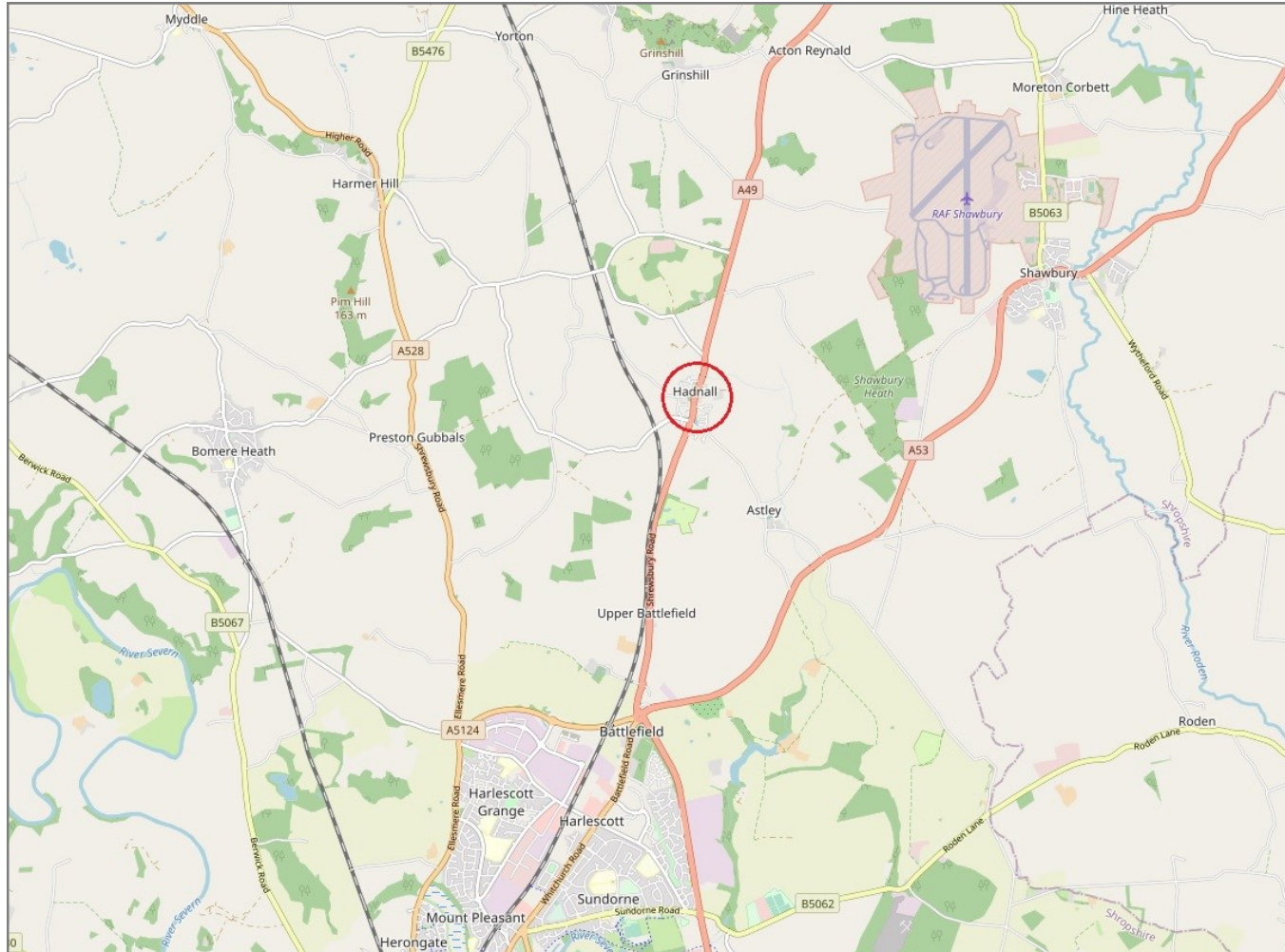
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

2 Abbot Drive, Hadnall, Shrewsbury, SY4 4FF

Coopergreenpooks.co.uk

£525,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.