



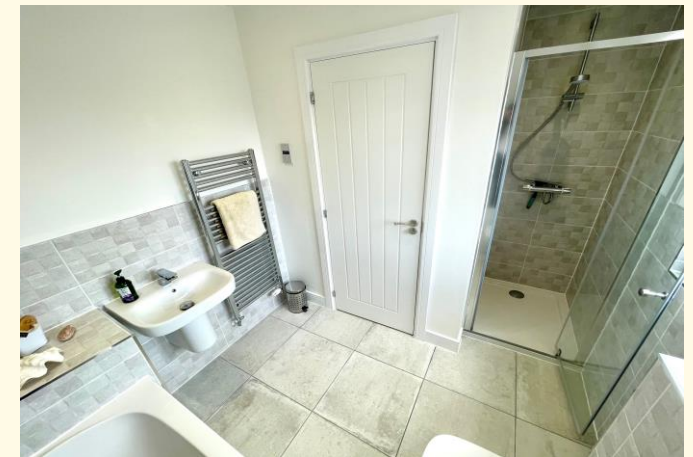
2 Eardley Close £525,000
Cophorne, SY3 8FB

**SPENCER
JAKEMAN**

2 Eardley Close, Copthorne, Shrewsbury, SY3 8FB

- An impressive newly built four bedroom detached property with 10 years NHBC warranty
- Delightful private enclosed rear garden which enjoys the sun for the majority of the day
- High quality breakfast/kitchen with a range of integral appliances
- Useful utility room with fitted units
- Light bay fronted living room dual aspect windows
- Four double bedrooms with an abundance of storage
- Attractive family bathroom and en-suite
- Spacious garage with power and pitched roof
- Generous well-designed accommodation arranged over three floors
- Modern fittings with USB plug sockets
- Captivating outlook

A most attractive, bay fronted, four bedroom detached residence with ten years NHBC. Located in this favored and much sort after part of Shrewsbury close to well-regarded schools and the town centre, this immaculately presented property benefits from well-proportioned room sizes arranged over three floors. Occupying a prime corner plot with a private / not overlooked enclosed rear garden, this newly built property comprises gas central heating which has the benefit of zonal heating, UPVC double glazing, entrance hallway with tiled floor and downstairs WC, well-lit bay fronted living room with dual aspect windows, luxury breakfast/kitchen offering a stylish well equipped kitchen with an integral fridge freezer, double oven/combi microwave, dishwasher, gas hob, patio doors to the rear garden and useful utility room with fitted units and space for appliances.





The first floor comprises the master bedroom with built-in sliding wardrobes and attractive en-suite which is tastefully tiled with mains shower, vanity unit and W.C. There is a further second bedroom and modern family bathroom which benefits from an eye-catching white suite, feature tiling and shower cubicle with mains shower. The inner landing enjoys a pleasing seating area.

On the second floor are two further double bedrooms with built-in storage and loft access with a built in loft ladder. There is also an airing/boiler room off the second floor landing. To the rear of the property is a delightfully private enclosed rear garden which enjoys the sun for the majority of the day with elegant, curved perimeter brick wall, pleasant patio area ideal for outdoor dining and side gated access.

To the front of the property is a tarmac driveway for numerous vehicles, large garage with power and pitched roof, lawn area with tree and shrub borders.

Viewing is recommended to appreciate the high level of accommodation on offer.

Entrance Hallway

Living Room 17' 7" x 9' 11" (5.36m x 3.03m)

Kitchen/Breakfast Room 17' 7" x 9' 11" (5.36m x 3.03m)

Utility room 6' 7" x 4' 5" (2.01m x 1.35m)

Cloakroom/W.C

First floor landing/seating area

Bedroom One 17' 7" x 9' 3" (5.36m x 2.83m)

En-suite

Bedroom Two 9' 11" x 9' 9" (3.03m x 2.97m)

Family Bathroom

Airing/boiler cupboard on second floor landing

Bedroom Three 13' 5" x 9' 11" (4.10m x 3.03m)

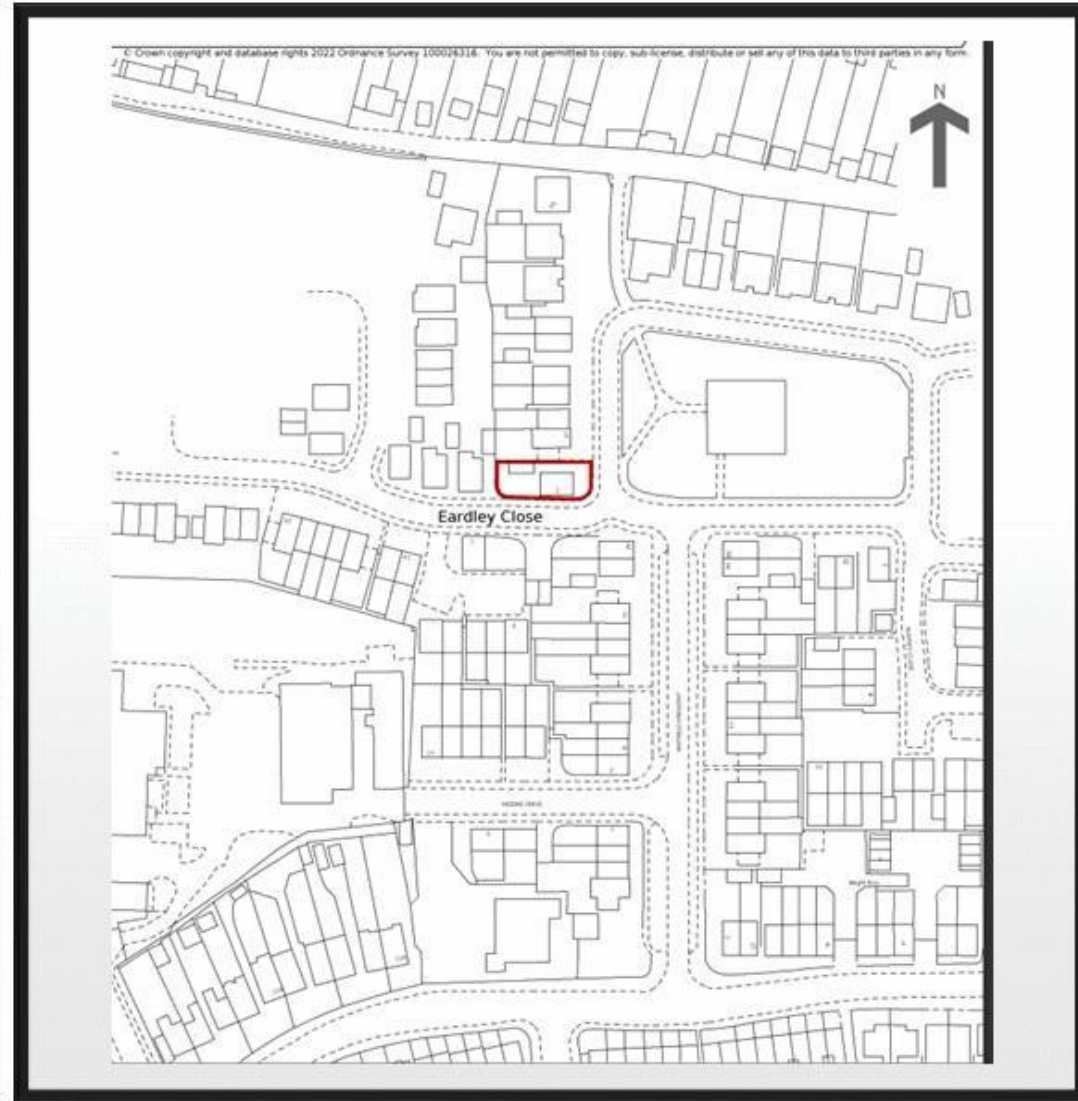
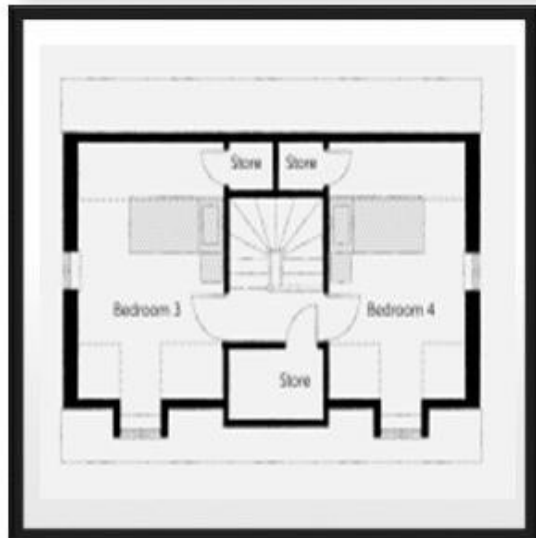
Bedroom Four 13' 5" x 9' 3" (4.10m x 2.83m)

Garage 20' 5" x 10' 11" (6.22m x 3.34m)









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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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