



The Crown Collection

Proudly presented by Monks



Plot 12, Whitley Fields
Eaton-On-Tern Market Drayton
TF9 2BX

5 bedroom House - Detached property
Offers in the region of £799,995

For homes with
that royal touch.





*** STUNNING RURAL VIEWS ***

Ready for your immediate occupation - a perfect home for those who love to entertain.

To book your personal viewing appointment of the Show Home please call 01743 361422

The perfect home today's modern lifestyle, completed to a high standard and ready for your immediate occupation.

Designed with lots of light and space for versatile living and outdoor entertaining.

The final opportunity to purchase the impressive Dunsfold house type which has been constructed with energy conservation in mind these forward thinking homes include the latest air source heat pumps and underfloor heating along with maintenance free aluminium powder coated double glazing.

Set on this exclusive courtyard development of 13 similar homes in this enviable semi rural village.

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DESCRIPTION

We are delighted to offer on behalf of Shrewsbury Homes Ltd their latest development Whitley Fields, Eaton upon Tern.

Forming part of an exclusive development of impressive family homes in this much sought after semi rural location.

The Dunsfold is a truly stunning home encompassing today's new modern lifestyle - with its impressive open plan Living/Dining and Kitchen featuring both bi-folds and French doors leading onto the wrap around sun terraces - this space has been designed for the budding chef and those who love to entertain., accompanied by a lovely, light through Lounge again with bi-folds leading to the Gardens. The First Floor features 5 Bedrooms and 3 Bathrooms with both the Principal and Guest Bedrooms having walk in Dressing Rooms and contemporary en suites.

With an exceptional standard of finish including a stunning Kitchen with integrated appliances, Bath and Shower Rooms finished with tiling from the impressive Porcelenosa range (both subject to current build stage). Sustainable high energy efficiency including underfloor heating to the ground floor and contemporary radiators to the first floor provided by air source heat pump. High insulation and double glazing.

Set in a larger than average plot with sun terraces, gardens, ample hardstanding for cars and Double Garage.

PLEASE NOTE - The images shown are of a the same style house and internal finishes differ - and are for illustration purposes only.

LOCATION

Whitley Fields is set on the edge of this most desirable semi rural village and has the perfect backdrop of open views over adjoining countryside. Perfectly placed for commuters there is excellent access to the nearby County Town of Shrewsbury (16 miles) where you will find a host of national and independent stores, award winning restaurants, theatre, the famous Shrewsbury Quarry and many historic buildings of interest. The more modern purpose built Town of Telford (11 miles) boasts a large internal Shopping Centre, cinema complexes and is home to the International Centre. The Potteries are approximately 24 miles distance from where you will gain ease of access to the M6 North. There are rail links to all major cities including a direct link to London from both Shrewsbury and Telford.W

Whitley Fields is located on the edge of the village on Mill Lane and will be found by using Sat Nav with the postcode TF9 2BX.

RECEPTION HALL

Covered entrance with outside lighting and door opening to spacious Reception Hall with full height window overlooking the rear garden.

CLOAKROOM

With WC and wash hand basin, complementary tiling.

IMPRESSIVE LOUNGE

A lovely light room, naturally well lit from two windows overlooking the front and bi-folds which open onto the rear garden and sun terrace. Media points.

STUNNING OPEN PLAN LIVING/DINING/KITCHEN

This truly is a fabulous room, perfect for family living or those who love to entertain. Offering great versatility of space with the Living and Dining area's having two sets of large bi-fold doors which each open onto sun terraces, perfect for dining alfresco. The Kitchen will be comprehensively fitted from a choice of stunning units with range of integrated appliances (subject to current build stage) and will feature a large walk-in Pantry cupboard. This area has double opening French doors leading onto the Garden.

BOOT ROOM

with continuation of units and space for appliances.

FIRST FLOOR LANDING

Staircase leads to First Floor Landing from where there is a lovely outlook over the garden and open countryside beyond from the full height window. Airing/Linen cupboard.

PRINCIPAL BEDROOM WITH JULIETTE STYLE BALCONY

With double opening doors and Juliette balcony - providing the perfect vantage point to sit and watch the sun set over the adjoining countryside. Radiator.

DRESSING ROOM

Which will be fitted with hanging rails and shelving,;

ENSUITE SHOWER ROOM

with large walk in shower cubicle with direct mixer shower unit, wash hand basin set into vanity and WC. Complementary tiled surrounds, heated towel rail.

GUEST BEDROOM

An excellent Guest Bedroom with velux roof lights, media point, radiator.

DRESSING ROOM

A large walk in Dressing Room which will be fitted with hanging rails and shelving.

ENSUITE

with large walk in shower cubicle with direct mixer shower unit, wash hand basin set into vanity and WC. Complementary tiled surrounds, heated towel rail.

BEDROOM 3

With window to the side, Radiator.

BEDROOM 4

Again with window to the side overlooking the courtyard, radiator.

BEDROOM 5/HOME OFFICE

With window to the side, radiator.

FAMILY BATHROOM

with suite comprising panelled bath, shower cubicle with direct mixer shower unit, wash hand basin set into vanity and WC. Complementary tiled surrounds, heated towel rail.

OUTSIDE

The property is approached over driveway with parking for several cars and leading to the Garage. Gardens to the front and rear. The rear boundary is finished in ranch style fencing which provides a lovely backdrop over adjoining farmland.

GENERAL INFORMATION



TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries. Whitley Fields has an annual service charge of £750.00 per house for the maintenance of the private road, bore hole and treatment plan - further details of this are available from our Sales Advisor.

SERVICES

Mains electricity. Water is on a private bore hole and drainage via treatment plant, details above.

COUNCIL TAX BANDING

Due to the property being new build the banding has not yet been set by the Council.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find



Judy Bourne
Director at Monks
 Judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
Click. www.monks.co.uk


Shrewsbury office


10a-11 Shoplatch, Shrewsbury,
 Shropshire, SY1 1HL

We're available 7 days a week

HOME – four words that define who,
 and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 		

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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