

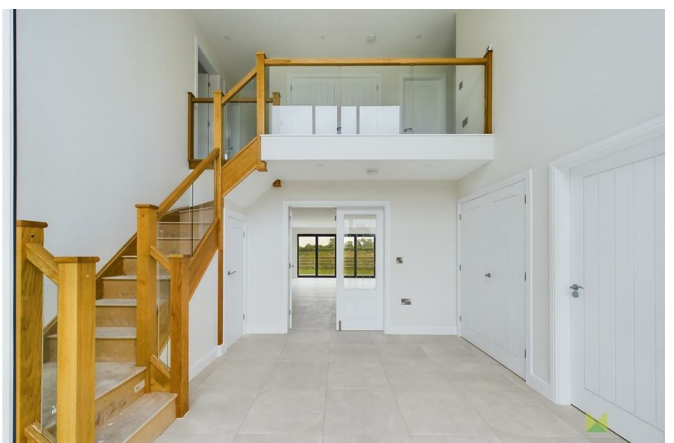
The Rookery Whitley Fields Eaton-On-Tern Market Drayton TF9 2BX



5 Bedroom House - Detached
Offers In The Region Of £875,000

The features

- IMPRESSIVE 5 BEDROOM DETACHED HOME
- STUNNING OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM WITH GLAZED BALCONY
- DOUBLE GARAGE AND AMPLE PARKING
- EARLY RESERVATION ESSENTIAL
- CONTEMPORARY STANDARD OF FINISH
- FABULOUS THROUGH LOUNGE
- THREE EN SUITES AND FAMILY BATHROOM
- LARGE GARDENS BORDERED BY FARMLAND



The Rookery is the perfect home for today's modern lifestyle - perfect for a growing family, those who love to entertain or work from home.

Set in a splendid gated plot on this exclusive development of just 13 homes brought to you by reputable local developer Shrewsbury Homes.

Its grand Reception Hall with feature full height ceiling leads to the through Lounge, fabulous open plan Living/Dining/Kitchen which is filled with natural light from the bi-folds and will be fitted with a stunning bespoke units and walk in pantry, complementary Utility/Boot Room and Cloakroom. The First Floor Galleried Landing gives access to the Principal Bedroom suite which features a glazed Balcony with lovely views over adjoining countryside, 4 further Bedrooms, two of which have en suites and family Bathroom.

There are just 2 of this house types available each 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.

Double Garage, ample parking and set with Gardens bordered by open farmland.

Early reservation highly recommended.

Property details

DESCRIPTION

Forming part of an exclusive development of impressive family homes in this much sought after semi rural location, we are delighted to release The Rookery at Whitley Fields on behalf of reputable local developer Shrewsbury Homes.

The Rookery is a fabulous home encompassing today's new modern lifestyle - with its impressive full height Reception Hall, through Lounge with log burner and bi-fold doors to garden, fabulous open plan Living/Dining/Kitchen, the perfect area for those who love to entertain again with bi-fold doors leading on the garden and bespoke fitted Kitchen with large walk in Pantry and adjoining Utility/Boot Room. On the First Floor the Principal Bedroom suite features a glazed, covered Balcony which provides the perfect seating area to watch the sun set, adjoining Dressing Room and en suite, 2 further Guest Bedrooms both with en suites and an additional 2 Bedrooms and family Bathroom.

Finished to an exacting standard of specification with beautiful Kitchen, sanitaryware and tiling from the Porcelonsa range. 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 superb plot with large gardens extending down to open fields with rural views beyond and wrap around sun terrace, perfect for unwinding and watching the evening sun set.

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

An impressive Reception Hall with full height glazing and ceiling to galleried style Landing.

CLOAKROOM

With WC and wash hand basin.

THROUGH LOUNGE

A lovely light through room with windows to the front and bi-fold doors opening onto the rear garden. Chimney breast housing cast iron log burner, media point.

FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

The perfect space for those who love to entertain offering space and light with large Lounge area featuring bi-folds onto the Garden, Dining Area and a beautiful bespoke Kitchen with range of integrated appliances and feature walk in Pantry.

UTILITY ROOM

With continuation of units and space for appliances.

FIRST FLOOR LANDING

Staircase leads to Galleried style Landing with large Linen Cupboard and off which lead

PRINCIPAL BEDROOM SUITE

with double opening doors leading onto glazed Balcony - with stunning views over adjoining countryside

EN SUITE

With shower cubicle, wash hand basin and WC. Complementary tiled surrounds.

BEDROOM 2

With window overlooking the front, radiator.

EN SUITE

With suite comprising shower cubicle, wash hand basin and WC. Complementary tiling.

BEDROOM 3

With window to the rear with lovely open outlooks over adjoining countryside, radiator.

EN SUITE

With suite comprising shower cubicle, wash hand basin and WC. Complementary tiling.

BEDROOM 4

Again with window overlooking the rear with outlooks over adjoining countryside. Radiator.

BEDROOM 5

With window to the front, radiator.

FAMILY BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Complementary tiling.

DOUBLE GARAGE

The property occupies an enviable position approached through impressive brick pillared entrance over driveway with parking for numerous vehicles and leading to the Double Garage.

OUTSIDE

Gardens to the front and rear, large paved sun terrace areas, enclosed with fencing and bordered by open countryside.

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 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



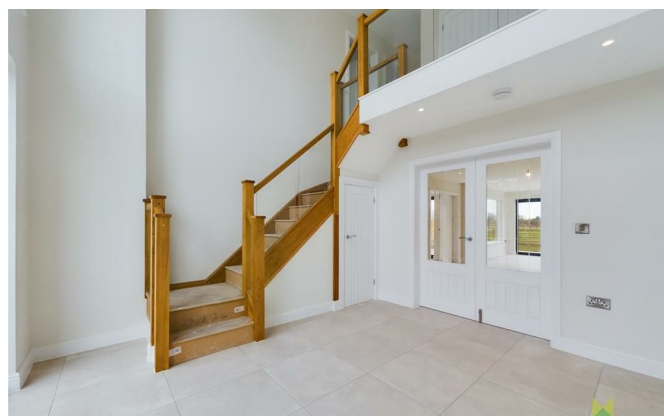
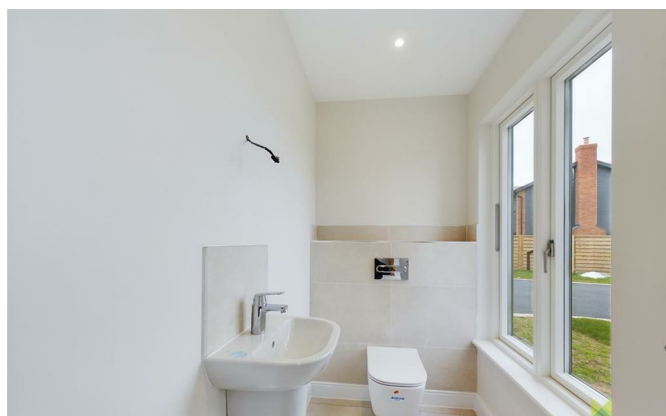


MONKS



The Rookery Whitley Fields, Eaton-On-Tern, Market Drayton, TF9 2BX.

5 Bedroom House - Detached
Offers In The Region Of £875,000





Floor 0



Floor 1

Approximate total area[®]
2845.03 ft²
264.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

Environmental Impact (CO₂) Rating

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

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- 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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