

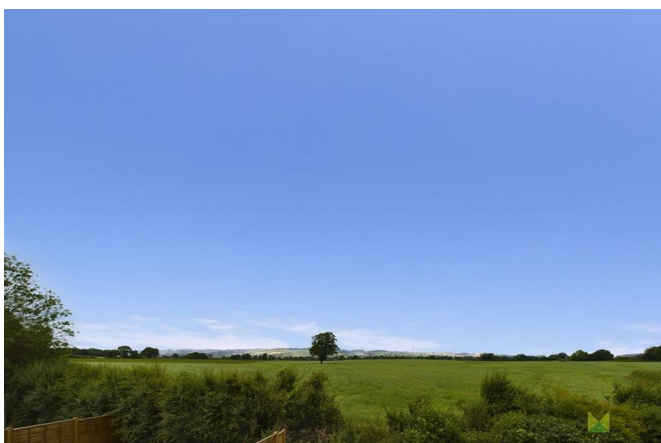
# Laureate Ley Leigh Road Minsterley Shrewsbury SY5 0AA



**4 Bedroom House - Detached**  
**Offers In The Region Of £409,950**

## The features

- LAST OPPORTUNITY TO PURCHASE - BRAND NEW 4 BEDROOM DETACHED HOME
- THE PERFECT HOME FOR THOSE WHO LOVE TO ENTERTAIN
- GENEROUS LOUNGE AND FAMILY ROOM/STUDY
- EXCELLENT FITTED KITCHEN/DINING ROOM WITH APPLIANCES
- UTILITY ROOM AND CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- 3 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- PARKING AND GARDENS BORDERED BY FARMLAND
- EARLY RESERVATION HIGHLY RECOMMENDED



## FINAL RELEASE OF THE STUNNING 4 BEDROOM DETACHED 'PONTESBURY DESIGN'.

- Up to £10,000 worth of upgrades included
- Move into your new home in as little as 12 weeks (or less!)

Show Home open each Thursday to Monday 10.00am to 4.00pm. No appointment needed.

**Introducing The Pontesbury** - The perfect home for those who love to entertain - this elegant double fronted detached home is ideal for family living. A really welcoming home featuring Reception Hall with Cloakroom, generous Lounge with French doors to the garden, Family Room/Study, beautifully fitted Kitchen/Dining Room with integrated appliances and Quartz worksurface and complementary Utility Room. On the First Floor is the Principal Bedroom with en suite, fitted wardrobes, 3 further double Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, superfast fibre, provision for EV charger, Karndean flooring and carpeting, driveway with parking, and enclosed rear garden bordered by open farmland.

## Property details

### DESCRIPTION

Laureate Leys is a fabulous development of 2, 3 and 4 bedroom homes, perfect for today's modern lifestyle. Built to a high standard of specification by reputable developers Kendrick Homes who are proud of creating a sustainable future for all. Kendrick Homes build with the future in mind, yours and the environment, and incorporate advanced technology and useful energy efficient features wherever possible to keep your home efficient and affordable to run. In addition, they always carefully consider every stage of construction process and work closely with their supply chain to use the most sustainable materials possible. When building new homes they endeavour to enrich the environment and foster growth in the local community.

Each home has a predicted energy efficiency rating B. 10 YEAR NHBC WARRANTY

The homes have been beautifully designed and where applicable, subject to build stage, offer buyers a choice to personalise their home from their range of contemporary Kitchens, tiling, flooring and finishes - please see the Sales Advisor for details.

The Show Home is available for viewing each Thursday to Monday between 10.00am and 4.00pm with no appointment necessary. For viewings on a Tuesday and Wednesday please contact 01743 361422 for a personal appointment.

### NOTE

The images shown are of the Show Home and for illustration purposes only.

This impressive home has been upgraded to include Quartz worksurface, fitted wardrobes, Karndean flooring throughout the ground floor and carpeting to the first floor.

We are advised there is an annual service charge of £291.00 for the upkeep of the communal landscaping. We would recommend this is verified during pre-contract enquiries.

### LOCATION

Laureate Leys occupies an enviable location in the heart of this much sought after, self sufficient Village which lies just under 10 miles to the South of the medieval County Town of Shrewsbury and just 6 miles from the Welsh Border and is surrounded by beautiful countryside. Village amenities include a primary school, with bus service to the nearby secondary school at Pontesbury, filling station with adjacent Co-op store, range of takeaways, veterinary surgery, public house and active Parish Hall which is thought to be one of the largest in the County and venue for the local annual Eisteddfod event. Minsterley is just on the edge of the Stiperstones National Nature Reserve which forms part of the sprawling Shropshire Hills area of Outstanding Natural Beauty. A distinctive quartzite rocky ridge is at the heart of the area and the heathery moors and trails are perfect for walking, cycling and nature spotting.

### DIRECTIONS

From the County Town of Shrewsbury proceed South on the A488 passing through the villages of Hanwood and Pontesbury. On entering Minsterley proceed to the island taking the right hand turn and continue along Leigh Road, passing over the mini island where after a short distance you will find Laureate Leys on the right hand side.

### RECEPTION HALL

Covered entrance portico with composite door opening to Reception Hall with useful under stairs storage cupboard

### CLOAKROOM

With suite comprising WC and wash hand basin.

### LOUNGE

A good sized room featuring double opening French doors leading onto the rear sun terrace and garden.

### FAMILY ROOM/STUDY

A great multi purpose room with window overlooking the front with pleasant open aspect over communal outdoor space.

### KITCHEN/DINING ROOM

A lovely light through room with dual aspect windows. Attractively fitted with contemporary range of units comprising cupboards and drawers with integrated appliances including oven, hob, extractor, dishwasher, and fridge freezer along with upgraded Quartz worksurface. Ample space for Dining furniture.

### UTILITY ROOM

With continuation of units and space for appliances. Door leading to the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor galleried style Landing with access to roof space and window overlooking the front. Airing Cupboard.

### PRINCIPAL BEDROOM

An excellent principal suite with window to the front with pleasant aspect over communal grounds, media point, radiator.

### EN SUITE SHOWER ROOM

With suite comprising large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### BEDROOM 2

A generous double room with window overlooking the front elevation, radiator.

### BEDROOM 3

Another generous double room with window overlooking the rear garden and views over adjoining farmland to the Shropshire Hills. Radiator.

### BEDROOM 4

Again with views to the rear with aspects over adjoining farmland and hills beyond. Radiator.

### FAMILY BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property is approached over driveway with parking for two cars. The front garden is laid to lawn, side pedestrian access to the enclosed rear garden which is bordered by open farmland.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

Due to being New Build the Council Tax Banding has not yet been allocated.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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 your new home.

**Laureate Ley Leigh Road, Minsterley, Shrewsbury, SY5 0AA.**

4 Bedroom House - Detached  
Offers In The Region Of £409,950

**NHBC**

**Pride in the Job Awards 2024**

**Quality Award Winner**

#NHBCPIJ

The banner features a dark green background with a pattern of light green diagonal lines. The NHBC logo is in white with a red checkmark. The award text is in white and red. The hashtag is in white.



# The Pontesbury

## 4 bedroom home

Plots 8, 13 & 14 (detached)

### Ground floor

#### Lounge

4984 x 3346mm (16'4" x 11')

#### Dining

3671 x 3112mm (12'1" x 10'3")

#### Kitchen

3400 x 3112mm (11'2" x 10'3")

#### Study/Reception 2

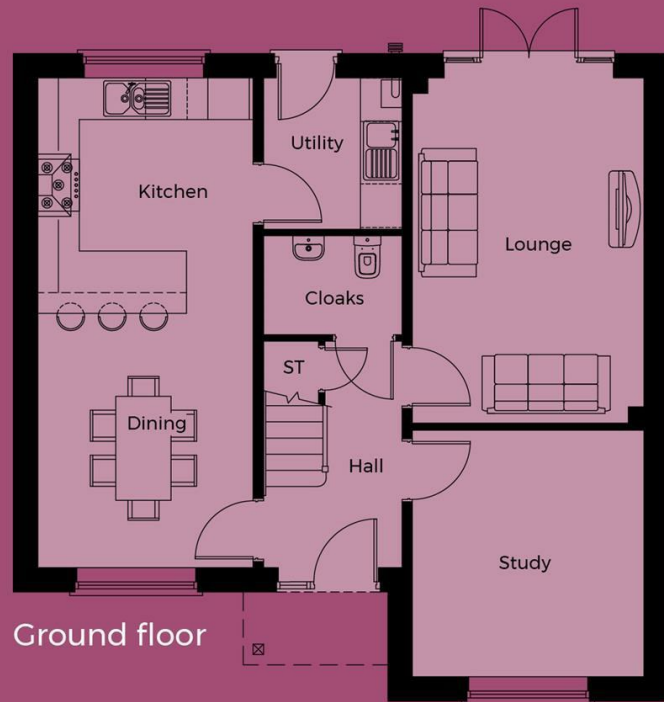
3505 x 3346mm (11'6" x 11')

#### Utility

2186 x 2000 (7'2" x 6'7")

#### Cloak Room

2000 x 1428mm (6'7" x 4'8")



Ground floor



### Judy Bourne

Director at Monks

[judy@monks.co.uk](mailto:judy@monks.co.uk)

### Get in touch

Call. 01743 361422

Email. [info@monks.co.uk](mailto:info@monks.co.uk)

Click. [www.monks.co.uk](http://www.monks.co.uk)

### Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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