

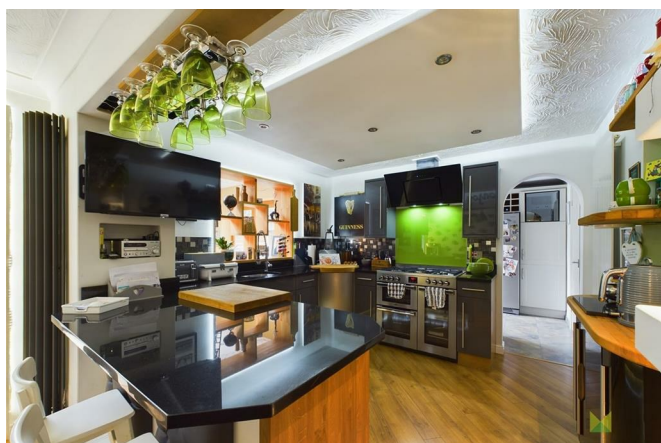
14 Latchford Lane Shrewsbury SY1 4YG



4 Bedroom House - Detached
Offers In The Region Of £435,000

The features

- BEAUTIFULLY PRESENTED, EXTENDED DETACHED FAMILY HOME
- PERFECT FOR A GROWING FAMILY OR THOSE WHO LOVE TO ENTERTAIN
- LOUNGE, LOVELY RE-FITTED KITCHEN/DINING ROOM
- IMPRESSIVE GARDEN/SUN ROOM, UTILITY AND WALK IN PANTRY
- PRINCIPAL BEDROOM WITH EN SUITE
- 3 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- AMPLE PARKING, GARAGING AND SUMMER HOUSE WITH HOT TUB
- LOVELY LANDSCAPED PRIVATE GARDENS
- VIEWING ESSENTIAL
- EPC RATING C



*** THE PERFECT HOME FOR THOSE WHO LOVE TO ENTERTAIN ***

An excellent opportunity to purchase this beautifully presented detached home, which has been extensively improved and extended to provide versatile living, perfect for today's modern lifestyle - a growing family, those who work from home or just love to entertain.

Occupying an enviable position tucked away on the edge of this popular development, ideally placed for commuters with ease of access to the A5/M54 motorway network and excellent local facilities.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely light Lounge, excellent re-fitted open plan Dining/Breakfast Kitchen, impressive Garden/Sun Room, Utility with Pantry, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, Garaging and lovely landscaped gardens with summerhouse housing hot tub.

Viewing essential

Property details

LOCATION

The property occupies an enviable position on this much sought after development on the Northern edge of the Town. Perfectly placed for an excellent range of amenities including Supermarkets, Shops, Schools, Restaurants and Public Houses along with ease of access to the Town Centre and A5/M54 motorway networks. There are lovely rural walks on the doorsteps down the nearby River Severn.

RECEPTION HALL

Covered entrance with outside light and composite door to spacious Reception Hall with oak boarded floor, useful under stairs storage, radiator.

CLOAKROOM

with suite comprising wash hand basin set into vanity with storage beneath and concealed WC. Complimentary tiled surrounds, heated towel rail, window to the front.

LOUNGE

A lovely light room with bay window to the front with fitted cafe style shutter blinds, attractive period style fire place with wooden surround, media point. Oak boarded floor, radiator.

KITCHEN/DINING ROOM

Dining Area with wooden floor covering, contemporary wall mounted column style radiator and peninsular breakfast bar divide with overhang seating to the attractively fitted Kitchen with range of grey fronted high gloss units with undermount sink with mixer taps set into base cupboard. Further range of cupboards and cutlery and deep pan drawers with granite work surfaces over and feature stainless steel rotunda corner unit with butchers wood chopping block top, recess for 'range style cooker' with extractor hood over with wall units to either side and attractive tiled surrounds. Additional curved base unit with shelving beneath and two sets of feature shelving with recessed lighting. Continuation of wooden floor covering, wall mounted column style radiator, recessed ceiling lights, feature shelved divide to

IMPRESSIVE SUN/GARDEN ROOM

A great space for those who love to entertain with two sets of bi-fold doors opening onto the gardens and feature lantern style roof light. Decorative wood panelling, media point, wall mounted heater.

UTILITY ROOM

with range of shaker style units incorporating stainless steel sink set into base cupboard with work surface extending to either side with space beneath

for washing machine and tumble dryer, American style fridge/freezer with fitted wine storage over and larder unit to the side. Tiled surrounds, matching range of eye level wall units and open fronted display shelving, radiator. Window and door to Garden and door to

WALK IN PANTRY

A great space which has been created using part of the Garage, With excellent range of shelving.

FIRST FLOOR LANDING

From the Reception Hall staircase with half turn Landing and feature arched window to the side leads to First Floor Landing with Airing Cupboard.

PRINCIPAL BEDROOM

A generous sized room having two windows overlooking the front, excellent range of fitted wardrobes, wooden effect flooring, radiator.

EN SUITE SHOWER ROOM

Attractively re-fitted with suite comprising shower cubicle with shower bar, drench head and body jets, wash hand basin and WC set into concealed vanity with storage, complementary tiled surrounds, heated towel rail, window to the front.

BEDROOM 2

Having window to the rear, walk in storage cupboard, fitted double wardrobe, radiator.

BEDROOM 3

again with window overlooking the rear, built in double wardrobe, radiator.

BEDROOM 4

having window to the front, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC set into concealed vanity with storage. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property occupies an enviable position tucked away at the end of this popular development, approached over driveway with parking for several cars and leading to the GARAGE, having up and over door and power and lighting. Originally a double Garage, part of this has been converted to provide storage and the walk in Pantry - this could easily be re-instated as a double Garage if required. The frontage has been laid for ease of maintenance to gravel, side

pedestrian access via twin opening gates - which provides a bin store - leads around to the beautifully landscaped Rear Garden, which has been designed for ease of maintenance and those who love to entertain and dine alfresco with a large paved sun terrace adjacent to the Sun/Garden Room. Further paved sun terrace, decked sun terrace both of which have well stocked flower shrub and herbaceous beds. Purpose built timber Summer House which houses the solid hot tub and has power and battery operated lighting. The Garden offers a great level of privacy being screened with fencing and specimen trees.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

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.

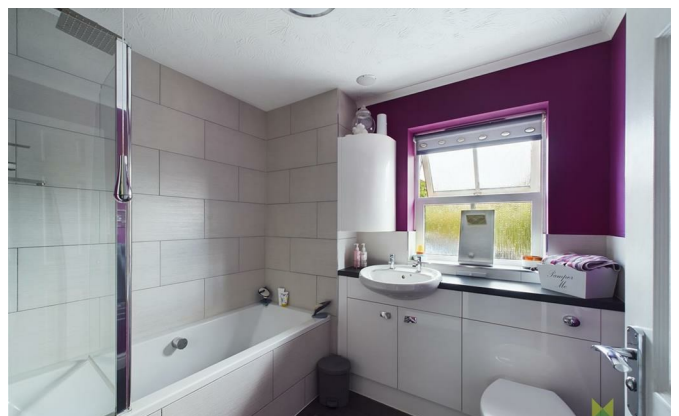
REMOVALS

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

NEED TO CONTACT US

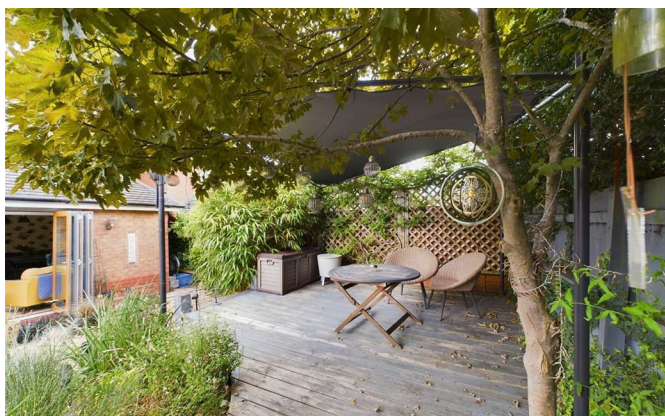
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





14 Latchford Lane, Shrewsbury, SY1 4YG.

4 Bedroom House - Detached
Offers In The Region Of £435,000





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Get in touch

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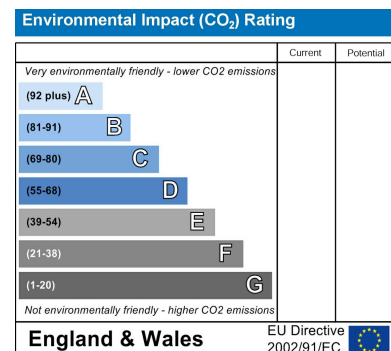
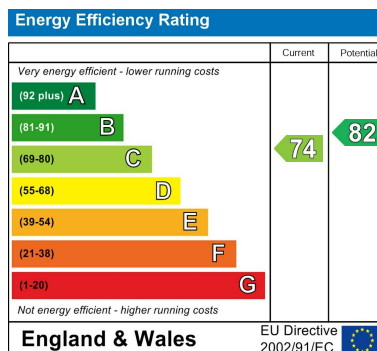
Shrewsbury office

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



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