



MONKS

30 Kenton Drive **Shrewsbury** **SY2 6TH**

4 bedroom House - Detached property
Offers in the region of £495,000







*** BEAUTIFULLY PRESENTED 4 BEDROOM FAMILY HOME ***

An excellent opportunity to purchase this immaculately presented, much improved detached home offering spacious accommodation - perfect for a growing family or those looking to downsize yet still require space.

Occupying an enviable position, on a private driveway of just 3 homes fronting onto the Reabrook Conservation area in this much sought after location. Ideally placed for a host of local amenities including schools, shops and doctors and being a pleasant stroll from the Town Centre.

The accommodation briefly comprises Reception Hall with Cloakroom, through Lounge, large Conservatory, Dining Room, Breakfast Kitchen with Aga, large Utility, Principal Bedroom with en suite, 3 further generous Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, double Garage and enclosed rear garden.

Viewing highly recommended and offered for sale with no upward chain.

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LOCATION

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RECEPTION HALL

Covered entrance with door opening to the spacious and inviting Reception Hall. Having wooden floor covering, radiator.

CLOAKROOM

with wash hand basin and WC. Window to the side, radiator.

LOUNGE

A lovely light through room with bow window to the front, media point, radiators. Stone fireplace housing ornamental living flame fire. Sliding patio doors to

CONSERVATORY

An excellent size and beautifully lit with tiled floor and providing aspect over the garden. Double opening French doors to sun terrace.

DINING ROOM

featuring double opening French doors leading to the Conservatory, wooden flooring, radiator.

BREAKFAST KITCHEN

Attractively fitted with range of cream fronted high gloss units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards, drawers and four deep pan drawers with and wine shelving and having space and

plumbing for dishwasher, large electric AGA cooking range with extractor hood over and additional hob with double oven and grill beneath, tiled surrounds and matching eye level wall units. Windows to the side and rear, recessed ceiling lights, radiator and ample space for breakfast table.

UTILITY/LAUNDRY ROOM

A good sized room with continuation of units incorporating single drainer sink set into base cupboard, further base units with worksurfaces over and space for appliances, continuation of tiled floor, radiator, door to the side and personal door to double Garage.

FIRST FLOOR GALLERIED LANDING

From the Reception Hall staircase leads to the First Floor Galleried Landing with window to the front and off which lead

PRINCIPAL BEDROOM

A generous sized room with window overlooking the front, media point, radiator.

EN SUITE SHOWER ROOM

A well appointed room with shower cubicle with direct mixer unit, wash hand basin set into vanity with ample storage and large wall mirror over, complementary tiled surrounds, window to the rear, radiator.

BEDROOM 2

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

BEDROOM 3

Another generous double room with window overlooking the rear garden, radiator.

BEDROOM 4

with window overlooking the rear, radiator.



FAMILY BATHROOM

A well appointed room with suite comprising separate shower cubicle, panelled bath, wash hand basin and WC. Fully tiled walls, heated towel rail and window to the rear.

OUTSIDE

The property occupies an enviable position tucked away on a private driveway of just 3 homes and with personal driveway having parking and leading to the DOUBLE GARAGE with up and over door, power and lighting and personal door to the Utility.

The Front garden is laid to shaped lawn with flower and shrub beds. Side pedestrian access either side of the house leads around to the Rear Garden which has a paved sun terrace and lawn with well stocked flower and

shrub beds along with specimen trees and is enclosed with wooden fencing and providing a good level of privacy.



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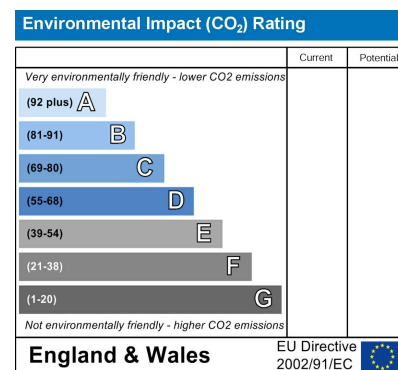
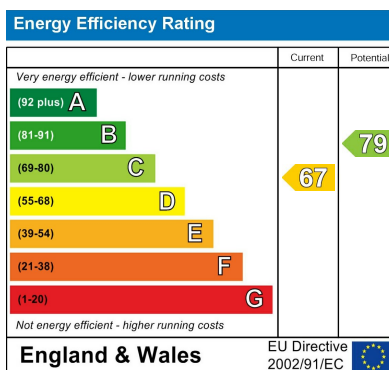
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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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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