



# MONKS

## **New House Orchard Lane Hanwood Shrewsbury SY5 8LE**

5 bedroom House - Detached property  
Offers in the region of £635,000









\*\*\* IMPRESSIVE BRAND NEW 5 BEDROOM DETACHED VILLAGE HOME \*\*\*

An excellent opportunity to purchase this brand new home, designed for today's modern lifestyle - those who love to entertain, work from home or a growing family.

Finished to a high standard of specification and being naturally well lit and having feature full height ceiling with large window to the Hall and galleried Landing. The property has the benefit of underfloor heating throughout the ground floor with a lovely tiled finish.

Occupying an enviable position in the heart of this much sought after Village on the southern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. Hanwood has excellent facilities including primary school, bus service to the nearby secondary school, village store/post office, public house, church and active village hall.

The accommodation briefly comprises Reception Hall with Cloakroom, generous Lounge, impressive open plan Living/Dining/Kitchen, Utility Room, Ground Floor Guest Bedroom with en suite, large Principal Bedroom suite with Dressing Room and Bathroom, 3 further double Bedrooms and family Bathroom.

The driveway provides ample parking, enclosed Rear Garden with lovely open aspect.

Early viewing highly recommended.

**New House Orchard Lane**  
**Hanwood Shrewsbury**  
**SY5 8LE**





#### LOCATION

The property occupies an enviable position in the heart of this popular village, ideal for commuters with ease of access to the A5/M54 motorway network. Hanwood has good local facilities including post office/general store, school, active village hall, restaurant/public house and is a short drive from the Town Centre and all of its amenities.

#### RECEPTION HALL

Composite door with glazed side screens opens to the lovely and light Reception Hall which provides a welcome entrance area with full height ceiling in part with feature glazed window to the front.

#### CLOAKROOM

with WC and wash hand basin, tiled floor.

#### LOUNGE

A generous sized room having window to the front, media point, tiled flooring.

#### IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

The heart of the home - this excellent sized room is ideal for those who love to entertain or have a growing family. With a large Living/Dining area featuring bi-fold doors leading onto the garden and further window to the side.

The Kitchen is fitted with a range of soft grey shaker style units incorporating sink set into base cupboard. Extensive range of further base units comprising cupboards and drawers with work surfaces over and integrated dishwasher with matching fascia panel. Inset 5 ring hob with extractor hood over and eye level oven and grill with cupboards above and below., recess for American style fridge freezer. Large breakfast bar island with additional cupboards and drawers. Windows to the side and rear gardens. Recessed ceiling lights and tiled flooring throughout.

#### UTILITY ROOM

with continuation of units incorporating single drainer sink set into base cupboard with work surface extending to the side with space beneath for appliances. Central heating boiler, door to the garden.

#### GUEST BEDROOM

A generous double room with window to the front, media point.

#### EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail

#### FIRST FLOOR GALLERIED LANDING

From the Reception Hall, staircase with glazing leads to the First Floor Galleried Landing with large feature window overlooking the front. Airing Cupboard.

#### PRINCIPAL BEDROOM SUITE

A fabulous suite with the Bedroom feature an impressive full height window providing outlooks over the garden, village and open countryside beyond. Media point, radiator. Double opening doors to

#### DRESSING ROOM

with ample space for bedroom furniture, window to the side.

#### EN SUITE BATHROOM

with suite comprising P-shaped panel bath with direct mixer shower unit over with drench head, wash hand basin set into vanity unit with storage and WC. Complementary tiled surrounds and flooring, heated towel rail. Window to the front.

#### BEDROOM 3

An excellent sized room with feature full height window to the rear with views over the garden, village and open countryside beyond, media point, radiator.

#### BEDROOM 4

Another excellent sized room with window to the front, media point, radiator.

#### BEDROOM 5

with window to the rear, radiator.

#### FAMILY BATHROOM

with suite comprising P-shaped panel bath with direct mixer shower unit over with drench head, wash hand basin set into vanity unit with storage and WC. Complementary tiled surrounds and flooring, heated towel rail.

#### OUTSIDE

The property occupies an enviable position at the top of Orchard Lane and is approached over gravelled driveway with provides





ample off road parking. The Garden is laid mainly to lawn and enclosed with wooden fencing and provides a lovely private position with open aspect to the rear.

#### 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

As taken from the Gov.uk website we are advised the property is in Band tbc - 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



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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) <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		

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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.