



# MONKS

## The Pines Drayton Road Shawbury SY4 4NZ

5 bedroom House - Detached property  
Offers in the region of £599,995









\*\*\* AMAZING FLOOR SPACE IN THIS EXCEPTIONAL FAMILY HOME\*\*\*

With its well thought out design and contemporary high standard of finish this impressive detached home offers spacious and versatile living over two floors providing flexible living ideal for today's modern lifestyle.

The perfect home for those looking to downsize yet require space, a growing family, multi generational living, work from home or those who love to entertain.

Set in an enviable location in the heart of this much sought after, self sufficient village which boasts an excellent range of amenities including primary school, doctors and regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation which truly must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge, fabulous open plan Living/Dining/Kitchen family room with bi-folds leading onto the garden, ideal for outdoor dining and entertaining, contemporary Kitchen with appliances, Utility Room, Guest Bedroom with en suite, 3 further ground floor Bedrooms or additional Living Rooms and well appointed family Bathroom. On the First Floor is the Principal Bedroom with luxury Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking for numerous cars, garage and is set in lovely gardens, bordered by farmland.

Viewing essential.

**The Pines Drayton Road**  
**Shawbury**  
**SY4 4NZ**







#### LOCATION

Occupying an enviable position on the edge of this popular and sought after self sufficient North Shropshire village, ideal for those commuting to the County Town of Shrewsbury, nearby Telford, Market Drayton and onto The Potteries. Shawbury offers excellent facilities including Supermarket, School, Church, Doctors, Restaurant and Public Houses.

#### RECEPTION HALL

with double cloaks cupboard, period style radiator, useful under stairs storage, LVT flooring.

#### LOUNGE

with window overlooking the front, feature chimney breast housing cast iron log burner, media points, LVT flooring and period style radiator. Double opening glazed doors to

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

The hub of the home - beautifully appointed and perfect for those who love to entertain being naturally well lit with large bi-fold doors opening onto the sun terrace - bringing the outside in and ideal for those who love to dine alfresco.

The Kitchen is fitted with a range of bespoke soft grey shaker style units which run the length of one wall and comprise of cutlery and deep drawer units and spice cupboards with quartz work surfaces over and recess housing housing induction cooking range with extractor hood over and American style fridge freezer with storage above and matching range of eye level wall units. Contrasting French Navy island housing deep twin bowl Belfast style sink with mixer taps set into base cupboard with concealed dishwasher and additional storage cupboards and open fronted display shelving, over hang breakfast seating area with additional units beneath.

Ample Dining and Seating areas, recessed ceiling and pendant lighting, LVT flooring, period style radiators.

#### UTILITY ROOM

having single drainer sink set into double base unit with work surface over and space to the side for washing machine. Additional work surface with space beneath for appliances,

#### GUEST BEDROOM

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

#### ENSUITE BATHROOM

A well appointed room with contemporary suite comprising oval free standing bath, tiled shower cubicle with direct mixer unit, wash hand basin and concealed WC set into vanity unit with storage, period style radiator, window to the side.

#### INNER HALL

leads through to

#### BEDROOM 3

a good sized double room with window to the rear, radiator.

#### BEDROOM 4

with window to the rear, LVT flooring, radiator.

#### BEDROOM 5/HOME OFFICE

with window to the rear, radiator.

#### BATHROOM

Another well appointed room, fitted with suite comprising free standing slipper bath set on claw feet, fully tiled shower cubicle, direct mixer shower unit, wash hand basin set into vanity unit with storage beneath, WC. Period style radiator/heated towel rail, window to the side.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with velux roof light, period style radiator and large wardrobe/storage cupboard.

#### PRINCIPAL BEDROOM

having window to the rear, media point, period style radiator

#### BATHROOM

A beautifully appointed room featuring free standing slipper bath, tiled shower cubicle with direct mixer shower unit, wooden wash stand with twin oval basins and storage, WC. Velux roof light, period style radiator, LVT flooring.

#### OUTSIDE

The property is set back from the road, approached over large block paved driveway providing ample parking and hardstanding for numerous vehicles and leading to the Garage with up and over door, power and lighting, window to the side. Well stocked flower, shrub and herbaceous beds and being enclosed from the road with sandstone walling. Side pedestrian



access leads around to the good sized Rear Garden which has an extensive paved sun terrace immediately adjacent to the Living/Dining/Kitchen and is the perfect entertaining space. Brick wall divide and steps lead up to the Garden area which is laid to lawn with flower and shrub beds and raised beds for growing fruit and vegetables. Enclosed with wooden fencing and has a pleasant 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 - 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/buy/mortgage-calculator/) 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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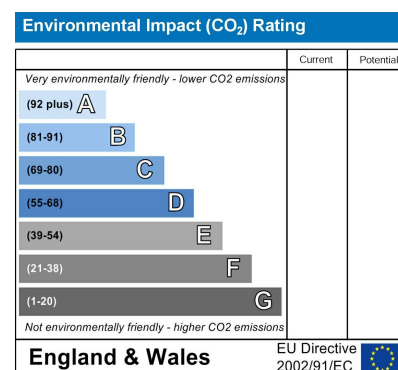
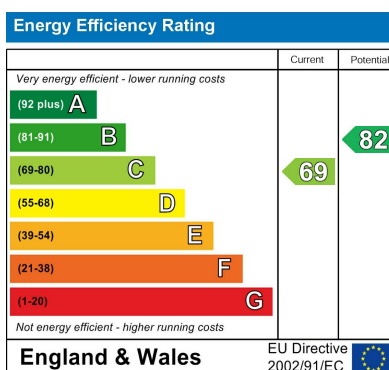
**Wem office**

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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:

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