



LEE COOKE
ESTATE AGENCY GROUP

Old Park Road, Ketley Bank, Telford, TF2

£395,000

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Old Park Road, Ketley Bank, Telford, TF2

Lee Cooke Estate Agency Group introduces Old Park Road, a beautifully presented, re-modernised and restyled traditional detached cottage, positioned within a sought-after cul-de-sac location in Ketley Bank. This charming home offers a perfect blend of contemporary living and generous outdoor spaces.

Step inside to a welcoming entrance hall, featuring elegant tile flooring, which leads to a versatile ground-floor study area, ideal for home working or flexible use. The heart of this home is the impressive open-plan entertainment kitchen/diner, showcasing quartz worktops, a stylish centre island, and integrated appliances. An adjoining sitting area, bathed in natural light from skylights, features French doors that open seamlessly to the side garden, also providing convenient access to a utility room and under-stair storage. The family evening lounge provides a peaceful retreat with underfloor heating and a large feature window overlooking the rear garden.

A highlight of the ground floor is the stunning, fully redesigned bathroom, boasting a vaulted ceiling, a free-standing tub, and contemporary black edition fixtures.

Upstairs, the first floor comprises three well-proportioned bedrooms, all benefiting from attractive sash-style double-glazed windows, ensuring comfort and light.

Externally, the property boasts a particularly large frontage with ample off-road parking and an open-sided outbuilding. The wonderful side and extensive rear gardens offer excellent outdoor space and privacy, perfect for relaxation and entertaining.

Location & Area

Located in Ketley Bank, this home offers superb commuting access to the main Telford areas and excellent links to the M54 motorway and M6. Local amenities are conveniently situated nearby, including various shopping options, public houses with eateries, and essential services.





Viewing is highly recommended to fully appreciate what this exceptional property has to offer.

Entrance Hall

Accessed via a double-glazed composite door to the front, featuring tile flooring and openings leading to various rooms.

Study Area - 7'1" x 4'4"

A convenient study area at the front of the property, with two double-glazed sash windows to the front and an opening leading to the entrance hall.





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Evening Lounge - 13'0" x 11'1"

A comfortable lounge with tile flooring and underfloor heating, a large feature window overlooking the rear garden, and a double-glazed sash window to the front. Access leads to various rooms.

Entertainment Breakfast Kitchen - 13'9" x 11'2"

A fantastic open-plan space with a double-glazed window to the rear, an opening to the rear entrance, and an opening to the sitting area. This kitchen features a selection of fitted wall and base units with ample storage, quartz worktops, a complimentary feature centre island with further storage, spotlights to the ceiling, a feature high ceiling, a ceramic sink, a range cooker with extractor, and integrated appliances including a washing machine, dishwasher, fridge, and freezer. Benefits from tile flooring with underfloor heating and a ceiling-mounted smoke alarm.



Utility Room

A small utility/drying area, located at the front right-hand side of the property, with a wall-mounted Worcester boiler, a double-glazed window to the front, and a door leading into the sitting area.

Ground Floor Bathroom

A beautifully restyled and redesigned bathroom suite featuring a free-standing tub bath, a low-flush toilet, a feature round wash basin with a black edition tap, further black edition fixtures including a shower screen, a double-glazed window to the front, a vaulted ceiling, spotlights to the ceiling, part brick effect tiled walls, and an extractor fan. A door leads to the sitting area.

First Floor Landing

Features loft access with pull-down ladders, a double-glazed window to the side, stairs leading to the ground floor, spotlights to the ceiling, a smoke alarm, and doors to various rooms.



Bedroom One - 12'5" x 11'2"

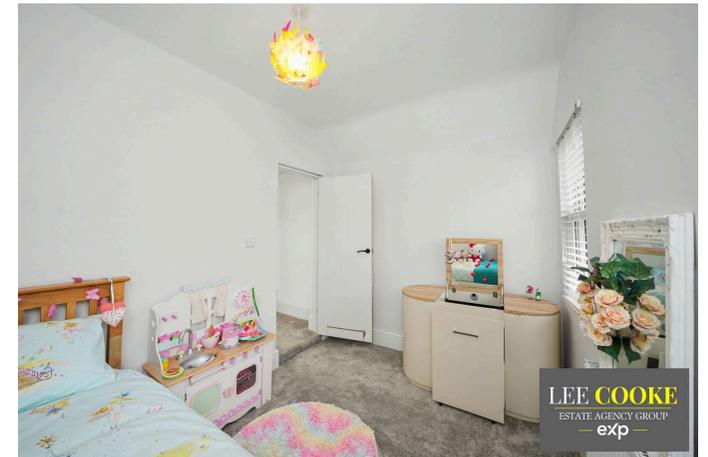
A spacious bedroom with two feature double-glazed sash windows to the rear, a double-glazed feature sash window to the front, a door to the landing, a central heated radiator, a feature high ceiling, and a walk-in storage area ideal for a wardrobe.

Bedroom Two - 12'6" x 11'4"

With a double-glazed sash window to the front, a double-glazed window to the rear, a central heated radiator, and a door to the first-floor landing.

Bedroom Three - 10'3" x 7'6"

Features two double-glazed sash windows to the rear, a central heated radiator, and a door to the first-floor landing.





Front Garden

Accessed via a brick-built entry wall, this area includes a large pebbled section, steps leading to a lower-level pebbled area, a lawned section with a selection of plants, trees, and shrubs, and access leading to a small open-fronted outbuilding and further access to the rear and side.

Rear Garden

A pleasant rear garden with a large lawned area, sleeper edging, panelled fences, and access to the front and side with pebbled borders.

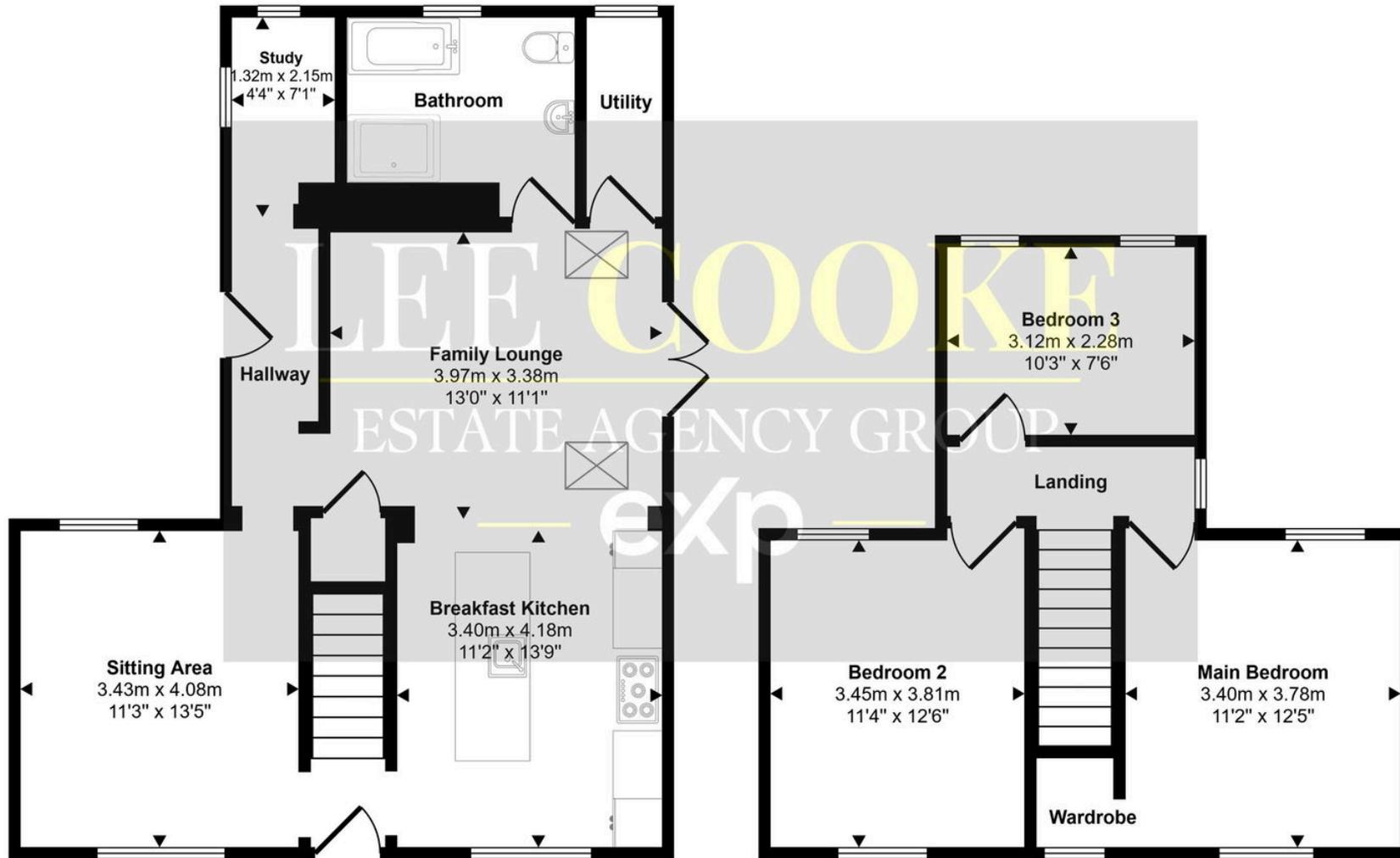
Side Area - Offers extension possibilities (subject to relevant permissions) with a large pebbled area and access to both the front and rear gardens.

Services - Please confirm with your solicitor regarding the connected services to the property. **Fixtures and Fittings** - Any fixtures and fittings not specifically mentioned within these sales particulars are excluded from the sale, although they may be available through separate negotiation. Please confirm details with either the vendor or Lee Cooke Personal Estate Agents eXp.

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Ground Floor

First Floor

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