



29 Kestrel Drive, Sundorne Grove, Shrewsbury, Shropshire,
SY1 4TT

www.hbshrop.co.uk



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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £460,000

Viewing: strictly by appointment
through the agent

A truly, exceptionally and beautifully presented four bedroom detached house, which is been thoughtfully extended and comprehensively improved by the current owners to create a superb and highly appealing property. Immaculately maintained and finished to an outstanding standard throughout, the property offers a wonderful combination of style, space, quality and practicality. The generously proportioned accommodation provides a range of impressive reception/living spaces, complimented by four well appointed bedrooms all having fitted wardrobes. Considerable care and attention has clearly been given to every aspect of the property, creating a home that has to be viewed so it can be fully appreciated. The property is situated within Sundorne Grove, a popular residential development north of the Shrewsbury town centre. An array of excellent local amenities can be found nearby along with easy access to the local bypass linking up to the M54 motorway network and Shrewsbury town centre. Viewing is essential.

The accommodation briefly comprises: reception hallway, snug, lounge, impressive refitted kitchen/diner/family room, laundry room, cloakroom, first floor landing, master bedroom with stylish refitted ensuite shower room, three further good size bedrooms all with fitted wardrobes, stylish refitted family bathroom, tarmacadam driveway, good size rear enclosed gardens, detached studio/home office, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door to:

Reception hallway

Having tiled floor, radiator, double radiator, understairs store cupboard, wall mounted thermostat control unit.

Door from reception hallway gives access to:

Snug

12'10 x 11'9

Having UPVC double glazed window to front, radiator, feature media wall with display shelving and contemporary fire, recessed LED spotlights to ceiling

Wooden framed glazed door from reception hallway gives access to:

Lounge

20'5 x 17'1

Having large feature media wall with display shelving and contemporary log effect fire, two UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, radiator, LED recessed spotlights to ceiling.

From reception hallway wooden framed glazed door gives access to:

Re-Fitted Kitchen/Diner/Family room

20'2 x 19'7 max reducing down to 17'6

And comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated dishwasher, wine cooler, space for range style cooker, wall hung cooker canopy over, space for American fridge freezer, Quartz fitted worktops with inset 1 1/2 sink with brushed stainless steel effect tap over, kitchen island with Quartz worktop and storage cupboards below, tiled floor, LED recessed spotlights to ceiling, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, radiator, laundry store cupboard with space for appliances/plumbing for washing machine.

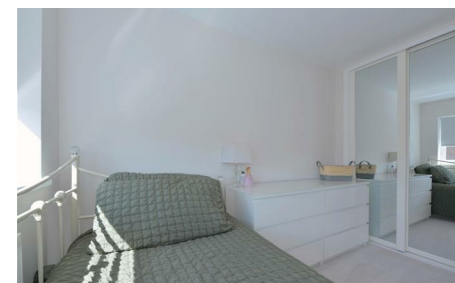
Door from kitchen/diner/family room gives access to:

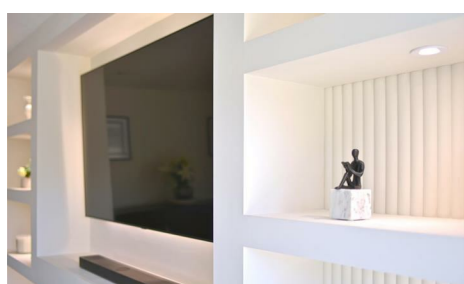
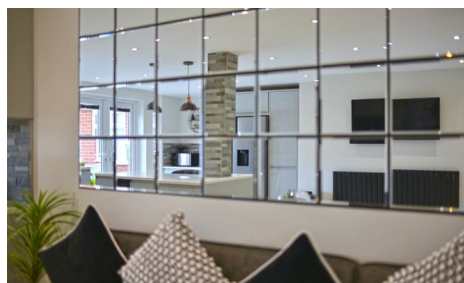
Laundry room

8'7 x 7'1

Having UPVC double glazed window to front, fitted worktop with store cupboard below, space for tumble dryer, radiator, LED recessed spotlights to ceiling, tiled floor.

Door from reception hallway gives access to:





Cloakroom

Having low flush WC, wash hand basin with store cupboard below and mixer tap over, UPVC double glazed window to front, tiled floor, radiator, recessed spotlights to ceiling, wall mounted extractor fan.

From the reception hallway stairs rise to:

First floor landing

Having loft access, linen store cupboard housing gas fired central combination boiler.

From first floor landing doors give access to: Four bedrooms and stylish refitted family bathroom.

Bedroom one

15'11"max reducing down to 11'2 min x 9'7 excludi

Having a large part mirror fronted fitted wardrobe, two wall light points, LED recessed spotlight's to ceiling, radiator, UPVC double glazed window to the front.

Door from bedroom one gives access to:

Contempooray refitted ensuite shower room

Having tiled shower cubicle with drench shower over and hand-held shower attachment off, low flush WC, rectangle wash hand basin with mixer tap over and storage drawers, below, tiled to walls, tiled floor, extractor fan and recessed spotlights to ceiling.

Bedroom two

11'10 x 8'1

Having UPVC double glazed window to front, radiator, built-in mirror fronted double wardrobe, two wall light points.

Bedroom three

11'0 x 8'5

Having UPVC double glazed window to the rear, large built-in part mirror fronted wardrobe, radiator.

Bedroom four

9'4 max x 7'10

Having UPVC double glazed window to the rear, radiator, built-in mirror fronted double wardrobe.

Stylish refitted Bathroom

Having a four piece white suite comprising: Panel bath, tiled shower cubicle with drench shower plus hand-held shower attachment off, WC with hidden cistern, wash hand molded to fitted worktop/vanity unit with mixer tap over and storage cupboard below, UPVC double glazed window to rear, LED recessed spotlights to ceiling, fully tiled to walls, tiled floor, heated towel rail.

Outside

To the front of the property there is a brick edged tarmacadam driveway providing off street parking. To the side of this there is a lawn garden. Gated pedestrian side access leads to a paved pathway which in turn leads to he property's:

Good size rear gardens

Having large paved patio with contemporary canopy with outside cold tap and lighting point, centralized stoned pathway with lawn gardens to either side timber garden shed. To the rear of the garden there is a:

Detached studio/home office

19'2 x 9'1

Having wood effect flooring, fitted power and light, recessed spotlights to ceiling, wood framed glazed windows and wood framed glazed doors. Adjacent to this studio/home office is a raised decked area. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

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Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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