



70 Preston Street, Shrewsbury, SY2 5PL

4 bedroom detached house — £895,000 Freehold

£895,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

This stunning contemporary home has recently been completely modernised to an exceptionally high standard. The property offers beautifully presented and versatile accommodation, along with a sizable self-contained annex and a magnificent south facing garden adjoining the grounds of Prestfelde School.

KEY FEATURES

- Impressive entrance hall with vaulted ceiling and roof lights, as well as a feature bespoke staircase to a glazed galleried landing.
- Light and well configured, semi open plan living areas, providing a family room and a lovely garden room which has a large light lantern. Both rooms connect to the kitchen/dining room and also have glazed double or bi folding doors opening onto different sun terraces.
- Superb kitchen/dining room which also opens onto a sun terrace and has a very stylish custom-made range of units to the kitchen area with an island and breakfast bar, as well as high end integrated appliances and quartz work surfaces. In addition, there is a well fitted utility and cloakroom.
- Also on the ground floor is a large self-contained annex which is finished to the same standard as the rest of the property and comprises a fitted kitchen/dining room, living area with glazed doors to rear, double bedroom and wet room.
- On the first floor there is a family bathroom and 3 further double bedrooms, 2 of which have Juliet balconies and either an ensuite shower or bathroom. The main bedroom also has a walk-in wardrobe and there is a further large walk-in store off the landing.
- Fully rewired and plumbed, including air source heating which is under floor on the ground floor. New double-glazed windows and doors, insulated walls and a new roof with natural slate tiles and solar panels.
- Electric gated access to a private driveway and parking area for several cars. Next to which is a useful timber cladded store and a multi-purpose room which is currently a gym but could be a home office or studio.
- Very attractively landscaping gardens which are walled to the front and south facing to the rear. They have been carefully laid to lawn with established boarders and extensive paved sun terraces, one of which is covered by a metal gazebo.
- Good location on a popular street directly overlooking the grounds of Prestfelde School, whilst being just a few minutes' walk from some great pubs, butchers/deli and supermarket. The town centre is also only about 1 mile from the property, as is the bypass.

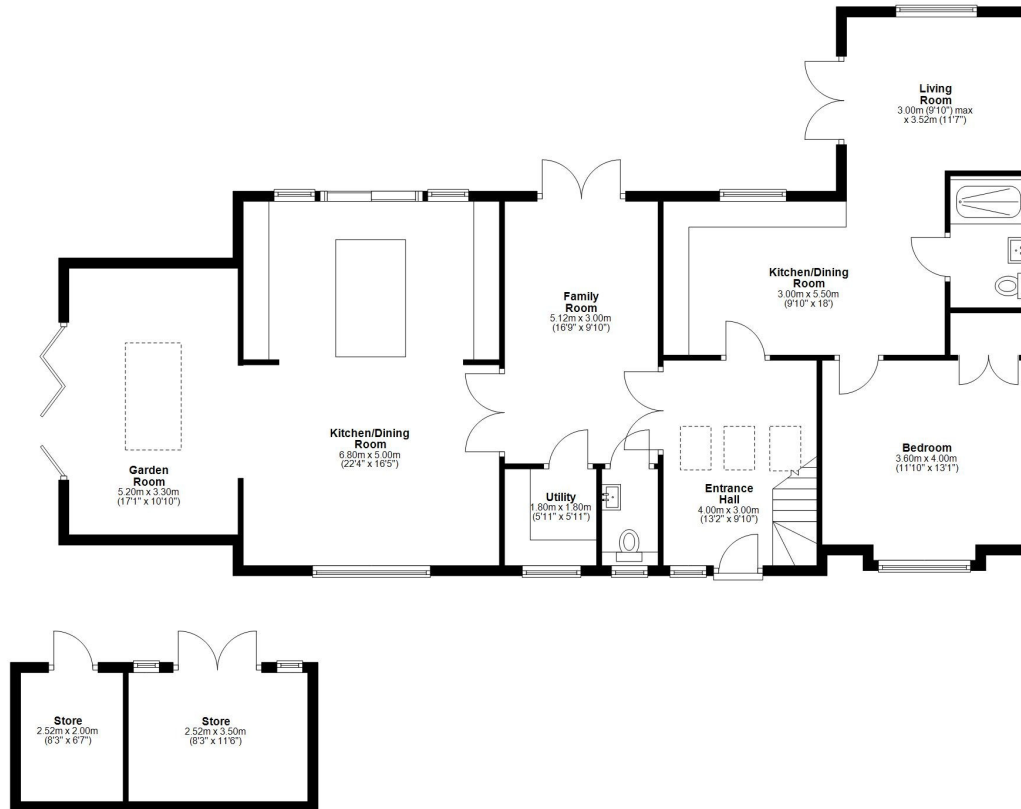


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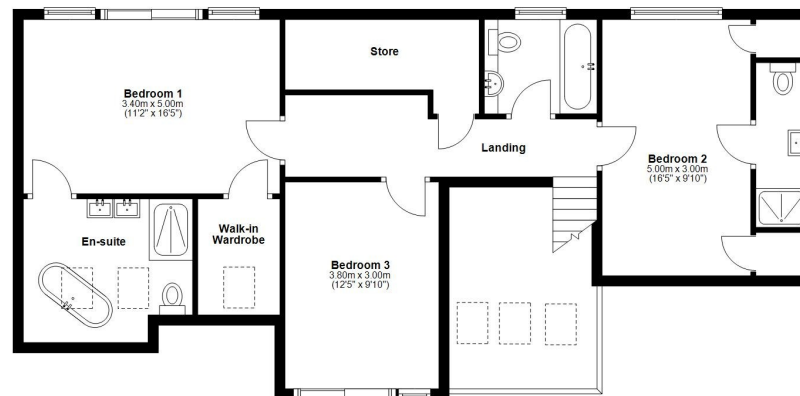
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First Floor
Approx. 82.1 sq. metres (883.8 sq. feet)



Total area: approx. 236.3 sq. metres (2543.3 sq. feet)











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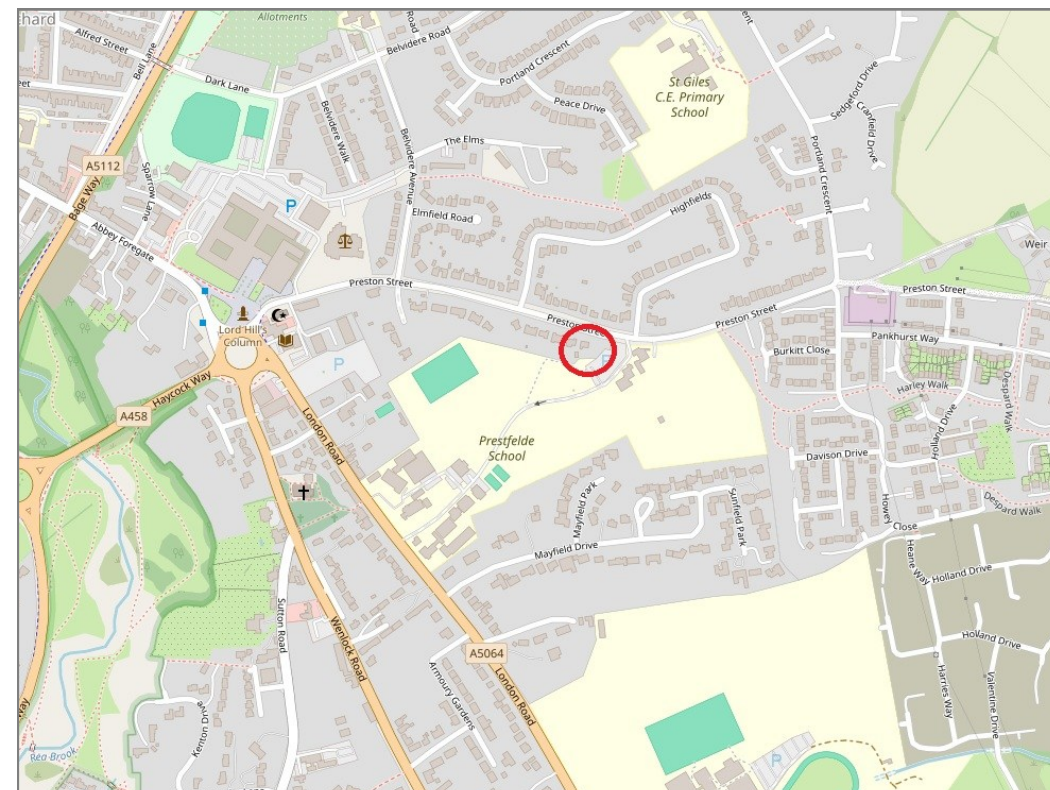
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BOUNDARIES NOT CONFIRMED

| | |
|-----------------|---|
| Tenure | Freehold |
| Local Authority | Shropshire Council |
| Council Tax | Band F |
| EPC Band | Band C |
| Services | All mains services are connected |

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

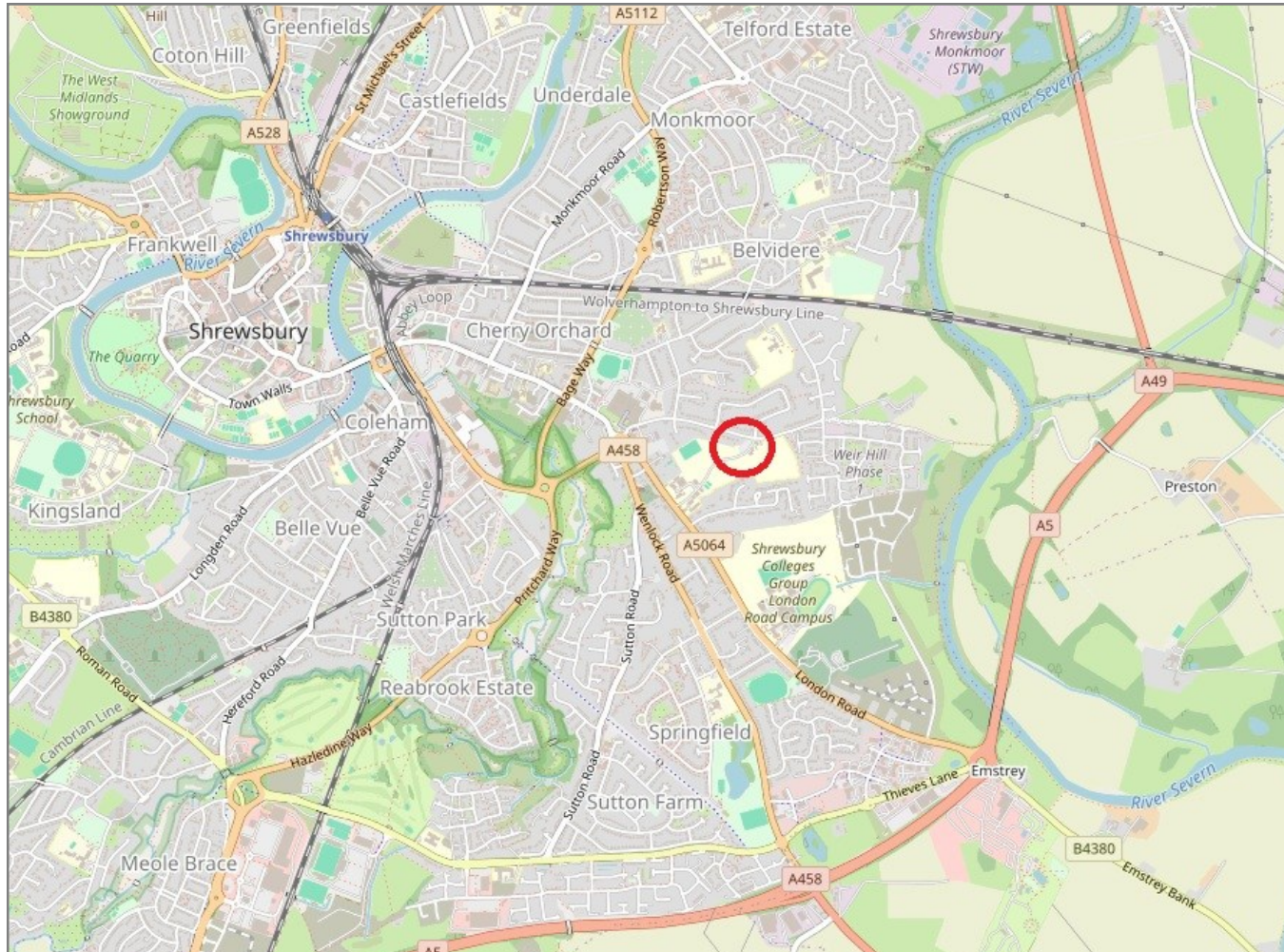
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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