



12 Stokes Close £469,995
Copthorne Keep, Copthorne, Shrewsbury, SY3 8FA

**SPENCER
JAKEMAN**

12 Stokes Close, Copthorne Keep, Copthorne, Shrewsbury, SY3 8FA

- Located in the highly desirable area of Copthorne close to schools, Shrewsbury Hospital and a short walk into the town centre
- Newly built three-bedroom detached property
- High quality kitchen/breakfast with a range of appliances
- Downstairs W.C.
- Three good bedrooms with the principle benefiting from an attractive en-suite
- Contemporary family bathroom with eye-catching tiling
- Enclosed rear garden with rear patio
- Garage and driveway
- No upward chain

A beautifully presented, newly built three bedroom detached family home on Stokes Close in Copthorne, Shrewsbury. Occupying a desirable position, the modern property is finished to the highest specification boasting spacious contemporary living with an enclosed rear garden, multi vehicle driveway and garage. Set in one of Shrewsbury's most sought after suburbs of Copthorne which is walkable to the town centre. Stokes Close is also nearby to excellent amenities including, shops, pubs, restaurants, cafes, the quarry, gyms, scenic river walks, within fantastic school catchment and practical road links. Viewing is highly recommended by the selling agent.





Accommodation

Stokes Close in Cophthorne, Shrewsbury is a beautifully presented, modern detached three-bedroom family home finished to an exceptional standard. The ground floor features a welcoming entrance porch leading into a spacious and stylish living room. From here, a hallway provides access to a contemporary cloakroom and the heart of the home a high-spec open-plan kitchen and dining area. This space is designed with both function and style in mind, boasting sleek finishes and grey slate wood-effect tile flooring and the double cooker, dishwasher and fridge freezer are all integrated. Double doors open directly onto the rear patio, seamlessly connecting indoor and outdoor living.

Upstairs, the property offers three generously proportioned bedrooms all with fitted wardrobes, ideal for a growing family or accommodating guests. The main bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms share a well-appointed family bathroom, accessible from the double bedroom and central landing which has a storage area. Quality materials are evident throughout enhancing the properties contemporary and elegant feel. Externally the property continues to impress with a landscaped rear garden and improved patio perfect for relaxing or entertaining. Gated side access ensures convenience and privacy, while the front of the property offers a multi-vehicle driveway leading to an integral garage. The combination of attractive design, high-quality finishes, and practical features makes this home an outstanding opportunity in the sought-after Cophthorne area of Shrewsbury.

Entrance Hallway

Living Room 14' 7" x 10' 4" (4.45m x 3.16m)

Cloakroom

Kitchen/Breakfast Room 21' 1" x 14' 1" (6.42m x 4.29m)

Stairs rising from hallway to first floor landing

Bedroom One 13' 11" x 16' 0" (4.23m x 4.87m)

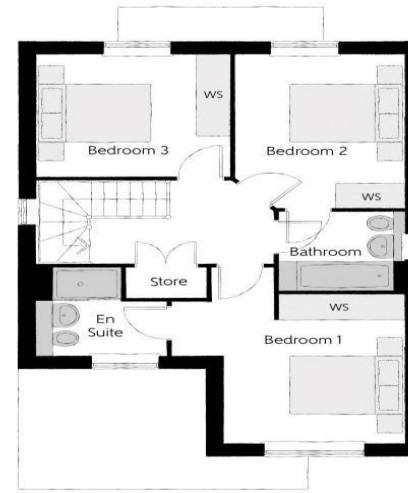
En-suite

Bedroom Two 11' 7" x 10' 1" (3.53m x 3.07m)

Bedroom Three 10' 10" x 9' 7" (3.29m x 2.91m)

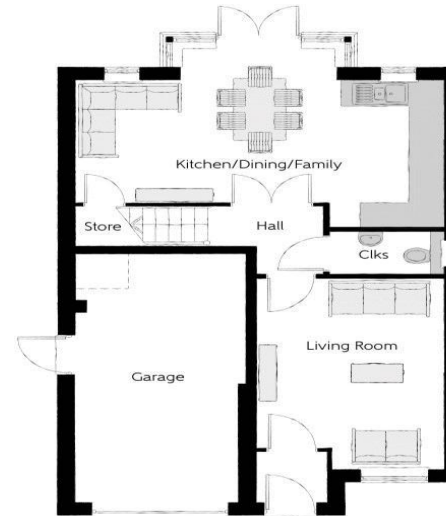
Garage 19' 11" x 10' 2" (6.08m x 3.10m)





First Floor

Bedroom 1	4.234m x 4.087m <small>(max)</small>	13'11" x 13'5" <small>(max)</small>
Bedroom 1 En Suite	2.248m x 2.097m	7'5" x 6'11"
Bedroom 2	3.539m x 3.037m	11'7" x 10'0"
Bedroom 3	3.298m x 2.913m	10'10" x 9'7"
Bathroom	2.202m x 2.041m	7'3" x 6'8"



Ground Floor

Kitchen/Dining/Family	6.423m x 4.295m <small>(max)</small>	21'1" x 14'1" <small>(max)</small>
Living Room	4.450m x 3.160m <small>(max)</small>	14'7" x 10'4" <small>(max)</small>
Cloakroom	2.050m x 1.152m	6'9" x 3'9"
Garage	6.089m x 3.103m <small>(max)</small>	20'0" x 10'2" <small>(max)</small>

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overlaid. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. SY/CB/500/S00/D/01b/D.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.