



Roger  
Parry  
& Partners

11 Abbot Drive, Hadnall,  
Shrewsbury, SY4 4FF



## 11 Abbot Drive, Hadnall, Shrewsbury, SY4 4FF

Situated in the highly desirable village of Hadnall, this beautifully presented four-bedroom detached family home offers an exceptional combination of contemporary living, generous accommodation and stunning countryside surroundings. Constructed in 2019 and meticulously maintained by the current owners, the property provides stylish and versatile living space throughout, perfectly suited to modern family life.

The property offers exceptionally well-balanced accommodation extending across two floors, perfectly designed to suit modern family living with spacious reception areas, four generous double bedrooms and superb open-plan entertaining space. Finished to an excellent standard throughout, the home has been immaculately maintained and benefits from a high-quality contemporary specification alongside impressive energy efficiency expected of a modern property.

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The ground floor accommodation is thoughtfully arranged and centred around a superb open-plan kitchen and dining area, creating the ideal space for both everyday family living and entertaining. The kitchen is fitted with a comprehensive range of contemporary units under quartz worktops, with integrated Neff appliances, whilst the dining area comfortably accommodates a large family table and enjoys an abundance of natural light. A practical adjoining utility room provides additional storage and laundry space.

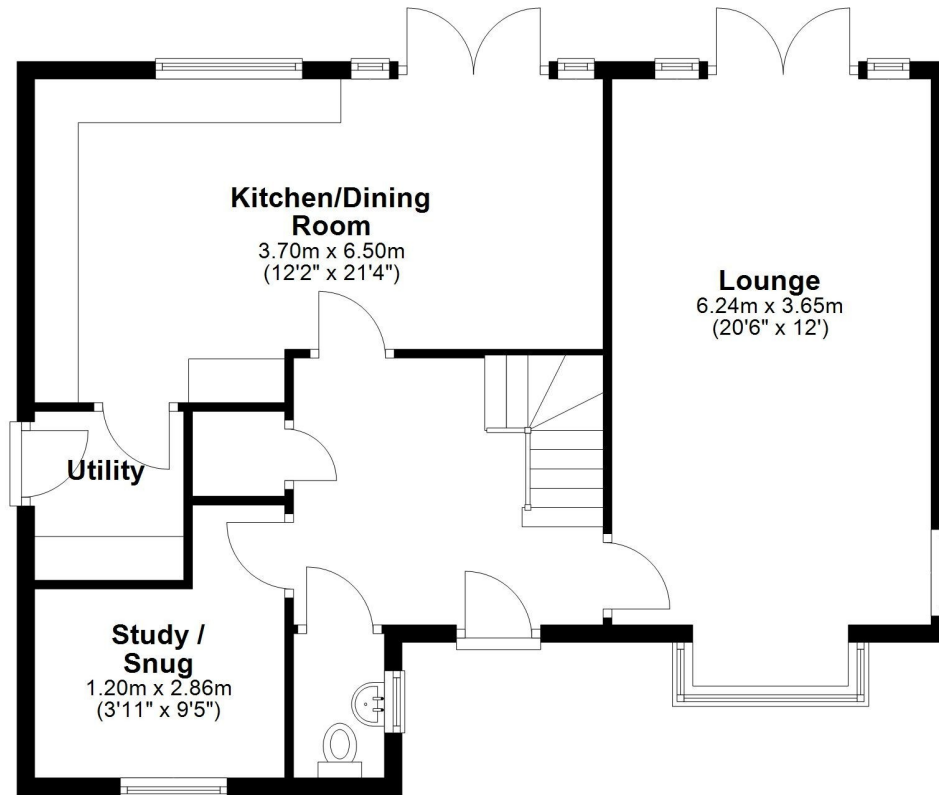
The generous living room is both cosy and elegant, featuring a charming 5kw Henley Burnbright log burner as a focal point, perfect for colder evenings. Double doors open seamlessly into a covered outdoor entertaining area, allowing for effortless indoor-outdoor living throughout the year as well as possibilities of alfresco dining in the summer months. A separate study offers an ideal work-from-home space, home office or playroom.



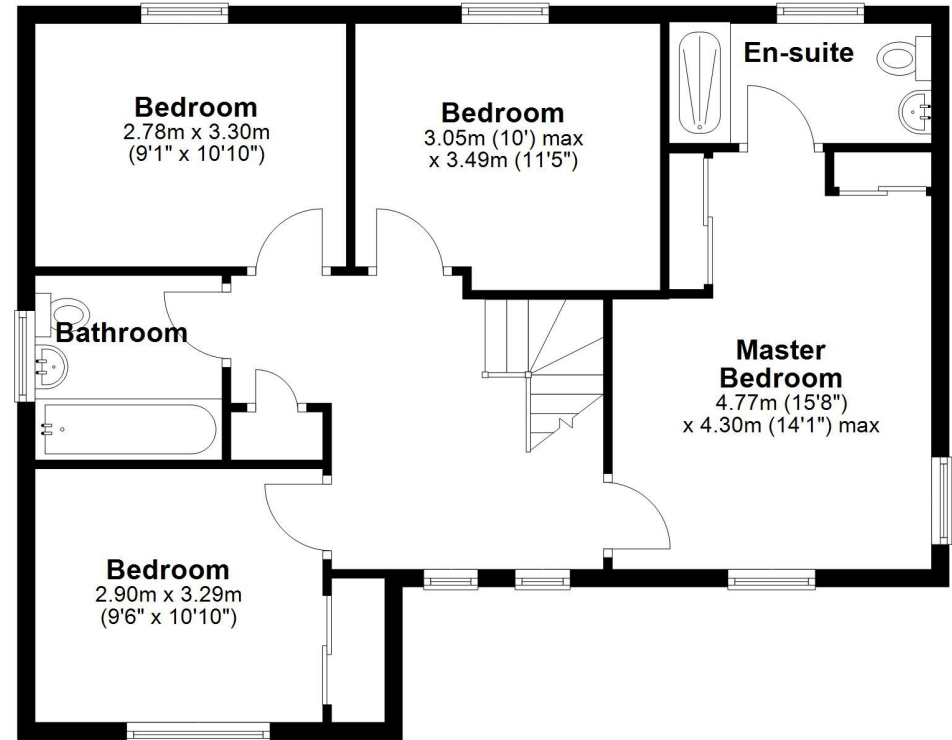
# Floorplan

(not to scale - for identification purposes only)

## Ground Floor



## First Floor



Artists impression, for illustration purposes only. All measurements are approximate.  
Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com)  
Direct Dial 07973 205 007  
Plan produced using PlanUp.

**11 Abbott Dr KAD**





To the first floor, the impressive principal bedroom suite enjoys built-in wardrobes and a stylish en-suite shower room. The remaining three bedrooms are all well-proportioned doubles, offering excellent accommodation for family members or guests, and are served by a contemporary family bathroom finished to a high standard.

Externally, the property truly excels. The rear garden has been immaculately landscaped to create a superb outdoor retreat. A substantial porcelain tiled patio provides the perfect setting for entertaining and al fresco dining, whilst the manicured lawn and striking water feature add to the sense of tranquillity and quality. A large timber structure offers a versatile sheltered seating or dining area, ideal for enjoying the breathtaking far-reaching countryside views that form a spectacular backdrop to the property.

To the side of the property, a large garage is ideal as a parking or workshop space with ceiling spotlights, interlocking garage floor tiles and a boarded loft space offering superb storage.

#### **Broadband and Mobile Signal**

Superfast broadband and all major mobile phone networks are available.





The village of Hadnall is a popular and well connected rural community situated approximately 6 miles north of Shrewsbury, offering an excellent balance of countryside living with convenient access to town amenities. The village itself benefits from a range of local facilities including a village shop, post office, primary school, village hall, church and public house, contributing to its strong sense of community.

For commuters, the property is exceptionally well placed with easy access to the A49, providing straightforward links to Chester, Wolverhampton and the wider Midlands motorway network.

The county town of Shrewsbury offers an extensive range of shopping, leisure and educational facilities, including independent boutiques, restaurants, bars, supermarkets and highly regarded schools, alongside the town's historic architecture and picturesque riverside setting. Shrewsbury also offers train links to Birmingham, Crewe and Cardiff.







**General Services:** Mains gas central heating, Mains Electricity, Mains Water, Mains Drainage.

**Local Authority:** Shropshire

**Council Tax Band:** F

**EPC Rating:** B

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

#### Directions:

From Shrewsbury take the A5112 North until you reach the Battlefield Roundabout. Take the second exit (signposted Hadnall) and continue until you enter the village of Hadnall. Take the first right after the village shop and continue to the end of Abbot Drive. The house is the last on the left.

*What3Words Reference: ///balancing.provide.duck*

#### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

9&10 Mercian House, Darwin Court, Oxon Business Park, Shrewsbury,

SY3 5AL

joshgray@rogerparry.net

01743 791 336



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.