



17 Lewis Crescent, Telford, TF1 2FQ

£495,000

Walking into this property, it immediately feels like home. Throughout the whole house, the blend of soft, calming decoration with modern, stylish fittings create an idyllic atmosphere and a place you can't wait to come back to at the end of the day.

Property Description

Upon entering into a bright entrance hall, you're hit with the beautiful view over the rear garden through the dining area and bifold doors. From here you can access to a large ground floor cloakroom, a storage cupboard housing the Connected Home system, the home office and lounge, and an open, curved staircase leading to the first floor. Recessed sliding doors open out into the kitchen dining room.

The layout and design of the kitchen dining room creates an ideal environment for hosting guests and entertaining. The modern kitchen area is fitted with high-gloss, pale cabinetry, topped with a wood-effect worksurface and providing ample space for storage and preparing meals. Integrated appliances comprise a double oven, fridge freezer, a five-ring gas hob, sunken sink drainer and dishwasher. The breakfast bar enables a sociable and more casual dining option, and a cosy snug seating area is perfect for your morning coffee.

Seamlessly flowing into the dining area where the fitted bi-fold doors flood the room with natural light and provide a great blend of indoor-outdoor living. Easily seating a table of eight, family gatherings and special occasions can be accommodated for comfortably.

A spacious, yet cosy living room gives a peaceful and relaxing area to wind down in. The soft coloured walls with a half panel feature wall add a touch of elegance, and the large inset bay window adds a brightness to the room.

Other ground floor rooms include the home office which provides an option for those who work remotely, decorated in a soft brown colour to create a cosy yet productive environment. Further appliances for doing the laundry can be found in the utility room, along with the boiler and pantry cupboard.

On the first floor, the large landing space provides access to all four bedrooms and the family bathroom, as well as a storage cupboard and access to the loft.

The master bedroom is simply beautiful. Tastefully decorated with panelling to one wall, delicate-coloured walls and plush carpet underfoot. A huge bonus of fitted wardrobes with mirrored sliding doors means there is more floor space available which opens up the room. An added luxury of an en-suite shower room that boasts a modern, sleek, tiled shower unit, WC and pedestal basin.

A second double bedroom also benefits from fitted wardrobes and a stylish en-suite shower room, with

a large window overlooking the front of the property and a green, feature wall.

The third double bedroom is beautifully bright and airy, with a big window giving views over the rear garden.

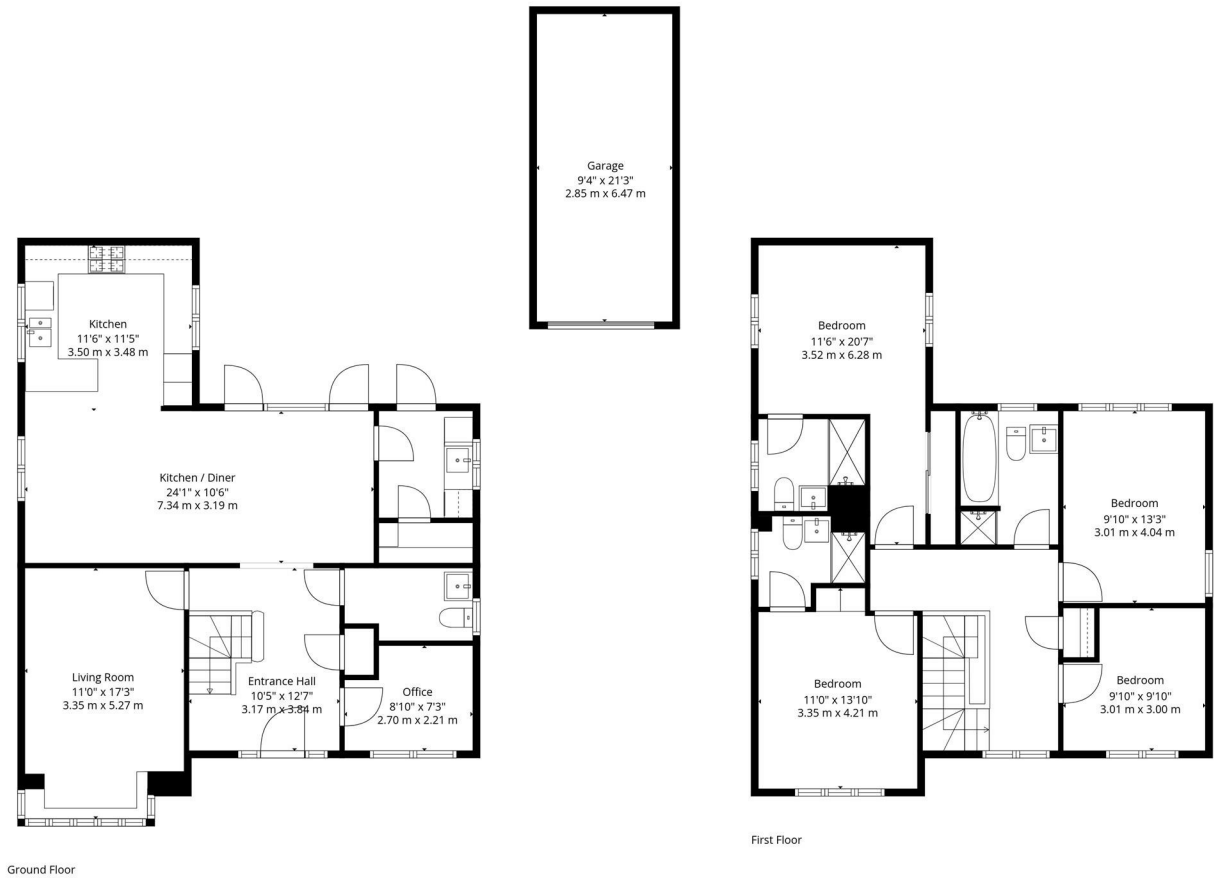
Currently used as a gym, the fourth bedroom offers a good-sized single bedroom. The versatility of the room caters to all families and gives plenty of options for use.

A family bathroom that offers both a fitted bathtub and a separate shower unit, decorated with textured, stylish large tiles and finished with crisp white walls. Completed with a low-level flush WC and pedestal basin, ceiling spotlights, a wall-mounted mirrored vanity unit and a chrome, heated towel rail.

The private rear garden is immaculately presented with a good-sized lawn, a large patio laid with trendy patio tiles and a raised decked seating area. Edged in planted borders and raised beds, it's perfect for those who enjoy time in the garden. A side gate gives access to the detached garage that is fitted with an electricity supply, and to the driveway that can accommodate two cars and fitted with an EV charging point. A further parking space is found opposite the property. The front of the house features a lawned area that extends along the side of the house, and planted with shrubs and flowers; a beautiful first impression of the home.

It is worthy of note, there is currently a £120 per annum charge to the development company for the upkeep of the communal areas.

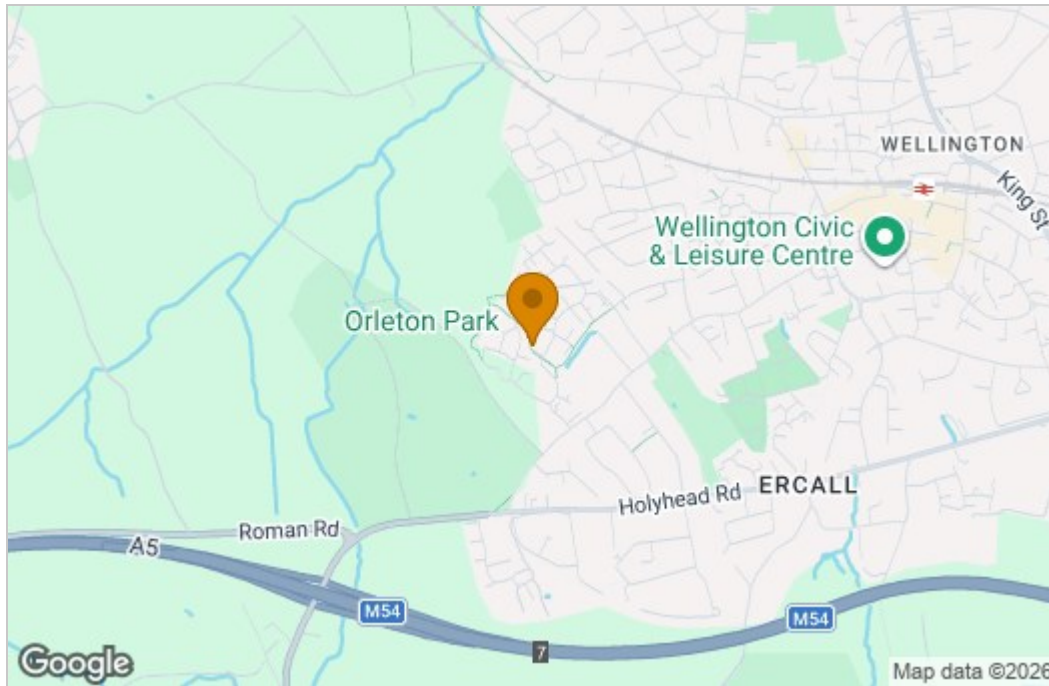
Floor Plan



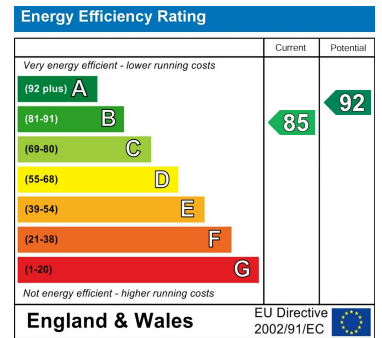
TOTAL: 1785 sq. ft, 166 m2
GROUND FLOOR: 901 sq. ft, 84 m2, FIRST FLOOR: 884 sq. ft, 82 m2
EXCLUDED AREAS: GARAGE: 199 sq. ft, 18 m2, WALLS: 172 sq. ft, 16 m2

Measurements Deemed Highly Accurate But Not 100%. Nsw Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

Area Map



Energy Efficiency Graph



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