



1 Highfields, Hook-a-Gate, Shrewsbury SY5 8BA

4 bedroom detached house — £725,000 Freehold

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Coopergreenpooks.co.uk

£725,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Attractively designed and extremely spacious family home providing stylish and well-presented accommodation over 3 floors. This individual property was built to a high standard in 2021 and is just a 5-minute drive from Shrewsbury, whilst occupying a lovely position on the fringe of the village with south facing garden and rural views.

KEY FEATURES

- Covered entrance area to entrance hall with feature oak staircase to first floor landing.
- Living room and a large home office/sitting room, both of which have glazed double doors to garden.
- Impressive open plan kitchen/dining/family room which also connects to the living room and has further glazed double doors to rear sun terrace.
- Modern and extensive range of units to kitchen area with breakfast bar and integrated appliances.
- Good sized utility room fitted to the same standard as the kitchen with part glazed door to rear. There is also a separate cloakroom and a walk-in store with air source boiler.
- On the first floor there is a spacious landing area and 3 double bedrooms with the main bedroom also having a dressing room. In addition to which there are 2 very spacious en suites and a family bathroom.
- The staircase continues from the first-floor landing to the second floor where there is a further large bedroom, shower room and a dressing room, which could also be a playroom or cinema room.
- uPVC double glazed windows and air source heating which is under floor to the ground floor area.
- Extensive gravelled driveway and parking area to the front of the property with an adjoining lawned garden.
- Detached double garage with electric roller shutter door and a useful loft room, which could be converted into a studio or home office if required.
- Private south facing and tiered rear garden which adjoins open fields. There is also a lovely paved and decked sun terrace along the rear of the property.
- Really good and accessible location, just a 5-minute drive from Shrewsbury and both Meole and Priory secondary schools, as well as the Mary Webb school in Pontesbury and also Longden primary.

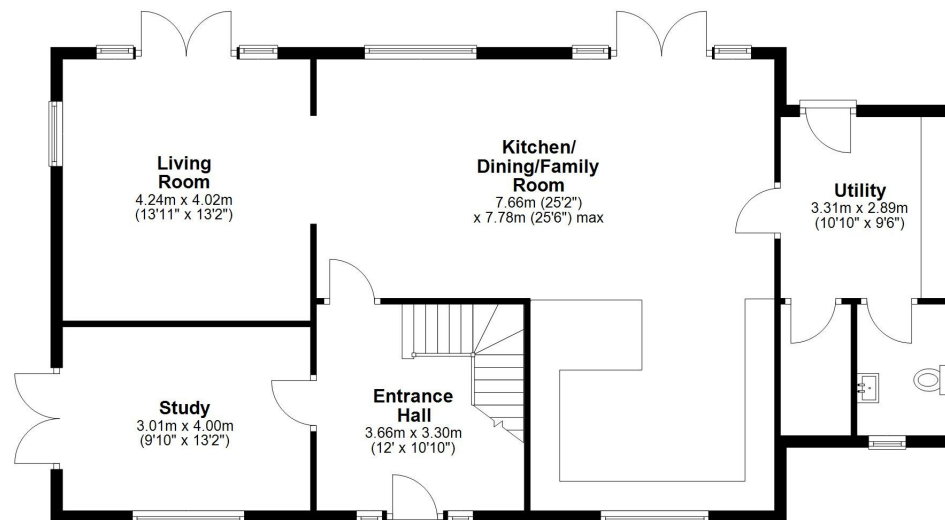
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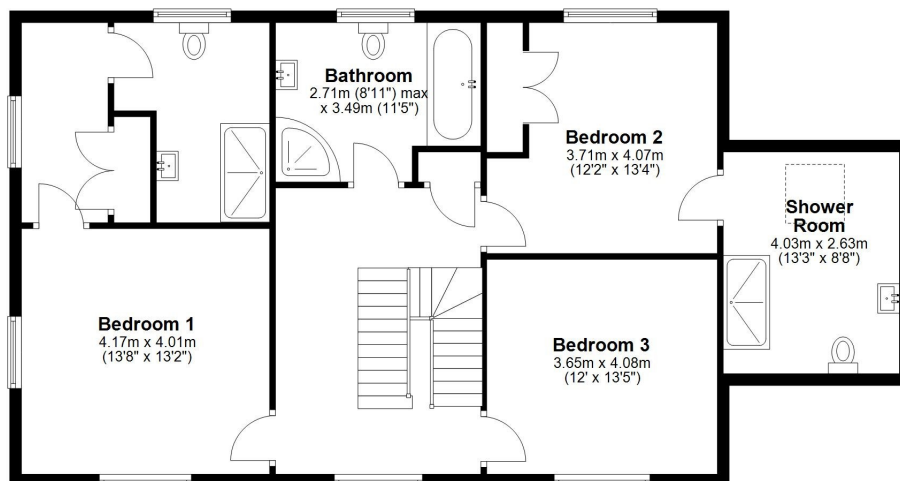
Ground Floor

Approx. 109.5 sq. metres (1179.0 sq. feet)



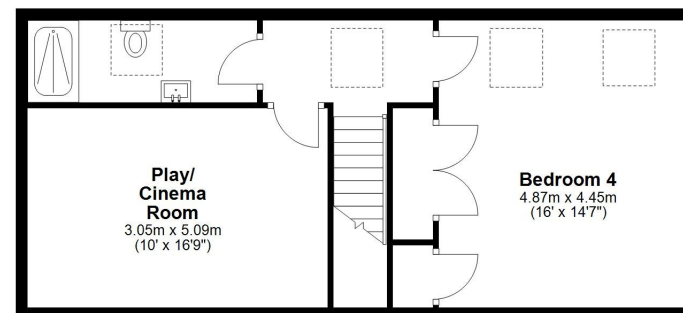
First Floor

Approx. 102.7 sq. metres (1105.0 sq. feet)



Second Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 267.2 sq. metres (2875.9 sq. feet)













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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	Band B
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.

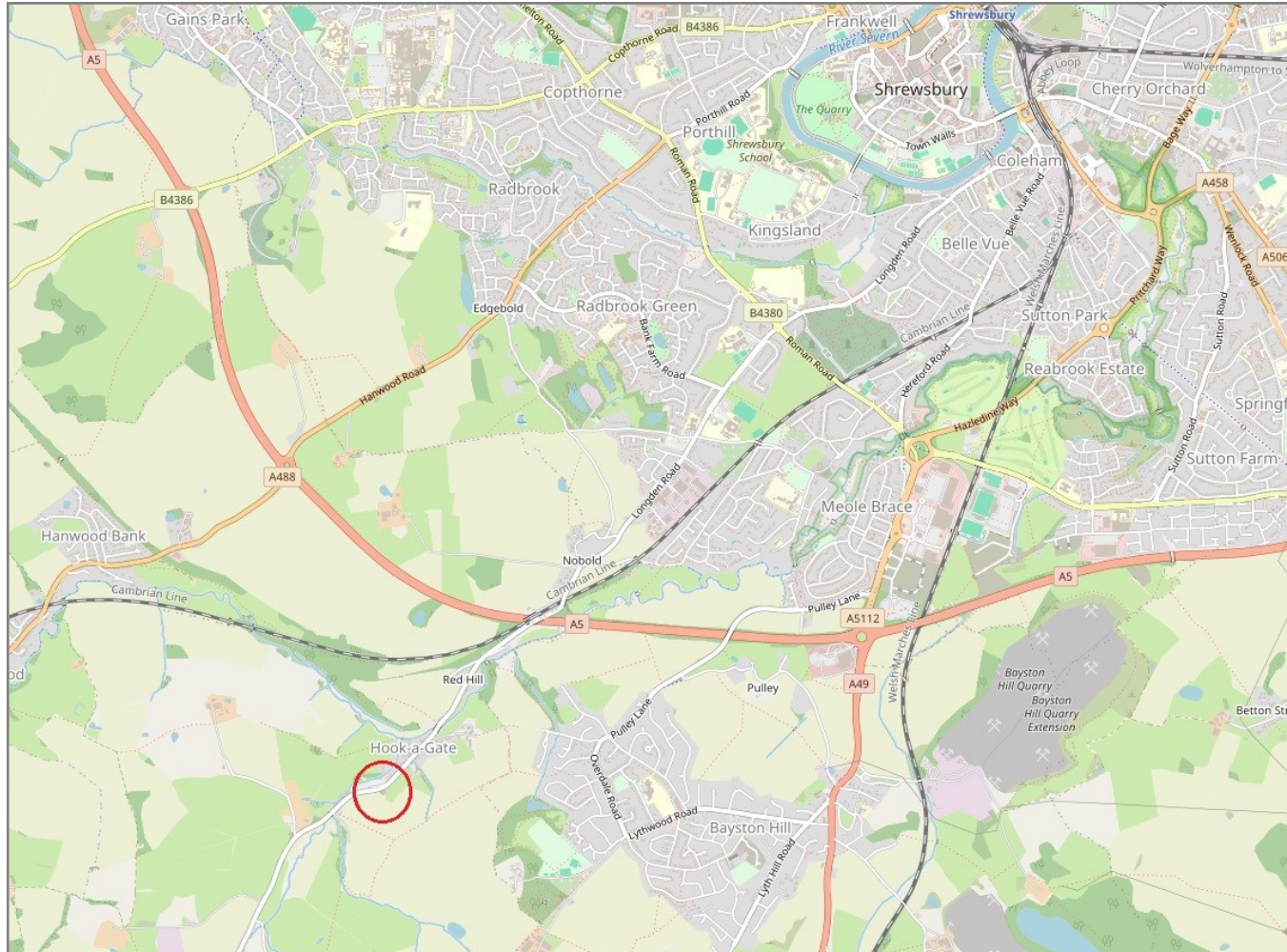
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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