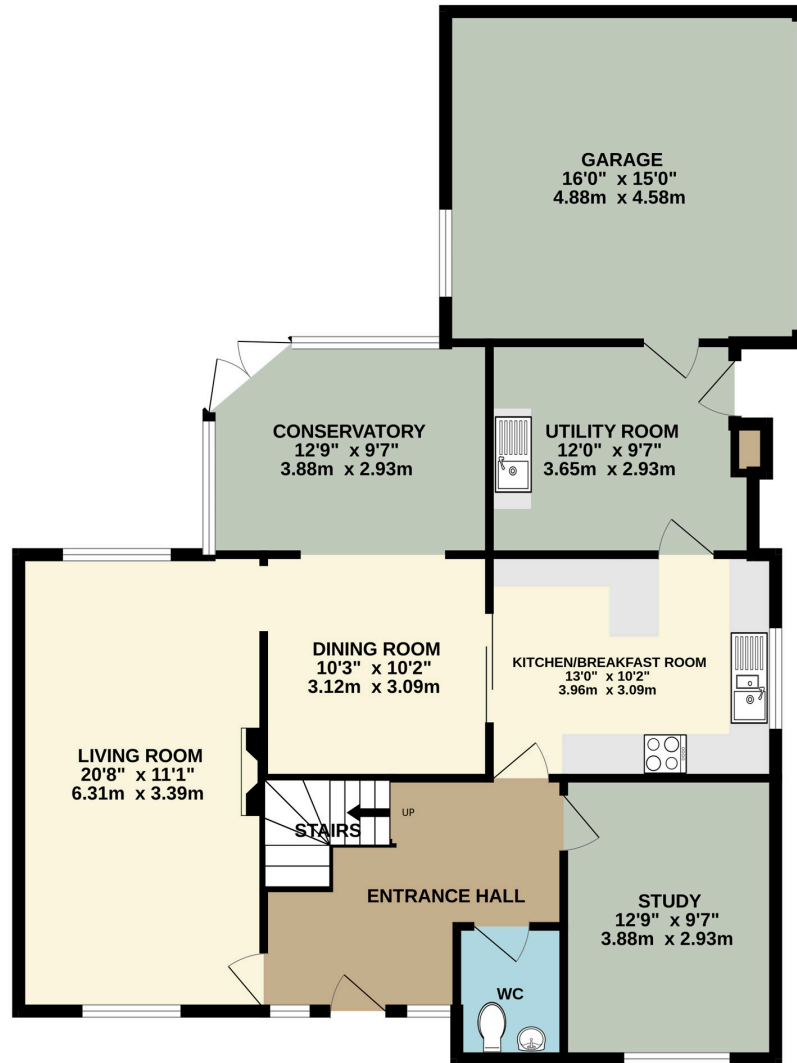




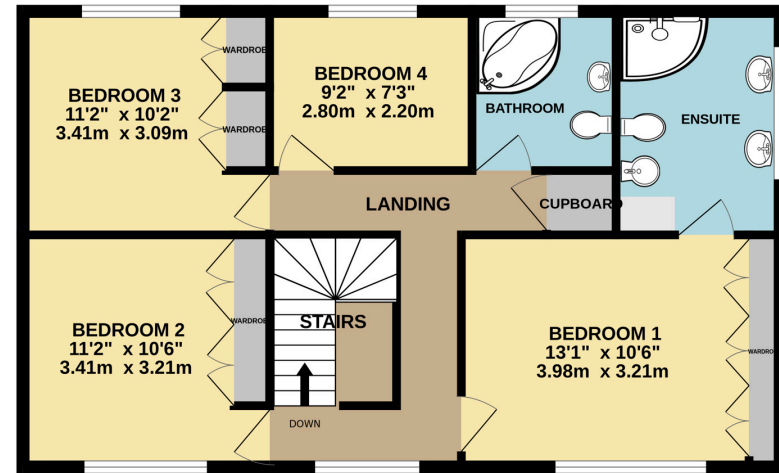
3 Stokesay Way, Sutton Hill
£425,000

Nock
Deighton
SINCE 1831

GROUND FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



3 Stokesay Way

Sutton Heights, Telford

- Detached Family Home
- Views Across the Golf Course
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Conservatory and Separate Study
- Driveway
- Double Garage
- Solar Panels

Occupying an enviable position at the end of a quiet cul-de-sac in a popular area, 3 Stokesay Way is a spacious detached family home enjoying attractive views to the front over the golf course for the Telford Hotel, Spa & Golf resort. and offering versatile accommodation throughout. With a driveway leading to the side double garage and beautifully maintained gardens, the property presents an excellent opportunity for families seeking both space and a peaceful setting.



The property is accessed via a path leading to the main property entrance on the front an overlooking the golf course.



3 Stokesay Way

Sutton Hill, Telford

Internally, a spacious entrance hallway creates an impressive first impression with a bespoke staircase offering a contemporary style and provides access to the principal ground floor accommodation. The generous dual aspect living room is filled with natural light and offers an ideal space for everyday family living, while the dining room flows seamlessly into the conservatory, creating a bright and sociable space overlooking the rear garden.

The modern kitchen/breakfast room with fitted kitchen and breakfast bar is complemented by a useful utility room of similar size. Additionally the ground floor offers cloakroom and a separate study providing excellent flexibility for home working or additional reception space.



The first floor opens into a bright gallery landing which along with bedrooms one & two benefits from view across the golf course and the Shropshire countryside beyond. Off the landing are four well-proportioned bedrooms with bedrooms one, two and three all benefiting from built-in wardrobes, while the principal bedroom also enjoys the advantage of en-suite facilities. A family bathroom serves the remaining bedrooms.



3 Stokesay Way

Sutton Heights, Telford

Externally, the rear garden is a particularly attractive feature of the property, being arranged over split levels and predominantly laid to lawn. Mature shrubbery and raised flower beds add colour and character, creating a pleasant and private outdoor environment ideal for families and keen gardeners alike.

Conveniently located for local amenities, schools and transport links, this well-presented detached home combines generous living space with an excellent position, making it an ideal choice for modern family living.

A good road network connects to the A442 connecting to The Rabbit Run and West Midlands together with Bridgnorth and in the other direction to all regions of Telford with Telford town centre shopping complex, being approximately 5 miles. Here you will also be able to access both the rail and motorway networks.





3 Stokesay Way

Sutton Heights, Telford

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

Buyer and Seller Protection Available

Buyers Compliance Administration Fee: In accordance with The Money Laundering Regulations 2007, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.



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