

15 Holgate Drive, Sundorne, Shrewsbury, Shropshire, SY1  
4TD

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
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**Offers In The Region Of £400,000**

Viewing: strictly by appointment  
through the agent

Occupying a highly desirable and an exceptional position at the end of a cul-de-sac within this popular residential development, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Boasting three generous reception rooms, two bathrooms, and a detached double garage, the property combines practicality with an attractive setting close to excellent local amenities and can only be fully appreciated by internal inspection which is highly recommended by the selling agent. The location is particularly convenient, being within easy reach of local shops, supermarkets, schools, leisure facilities, and regular public transport links. Shrewsbury town centre is easily accessible, while the nearby A49 and Shrewsbury bypass provide excellent commuting connections. The area also benefits from nearby sports and leisure facilities, including health clubs, tennis courts, swimming pools, and recreational grounds. Viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Storm canopy, entrance hall, downstairs cloakroom, study, dining room, lounge, kitchen/breakfast room, utility room, first floor landing, master bedroom with ensuite shower room three further good size bedrooms, shower room, gas fired central heating, UPVC double glazing, driveway, detached double garage, , mature and private gardens to front, side and rear which can only be appreciated by inspection,. The property has the added benefit of being offered for sale with NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Pitch roof storm canopy giving access to entrance porch leading into:

**Entrance hall**

Having staircase leading off, radiator.

From entrance hall door gives access to:

**Downstairs cloakroom**

Having low flush WC, wash hand basin, ceramic tiled floor, radiator.

Door from entrance hallway gives access to:

**Study**

7'8 x 8'10

Having UPVC double glazed window, radiator, useful built-in storage cupboard.

Door from entrance hall gives access to:

**Dining room**

9'7 x 9'7

Having UPVC double glazed window to front, radiator.

Door from entrance hall gives access to:

**Lounge**

15'9 x 10'7

Having two radiators, UPVC double glazed French doors and side screen giving access to rear garden which is screened by mature trees and bordered a brook.

From entrance hall gives access to:

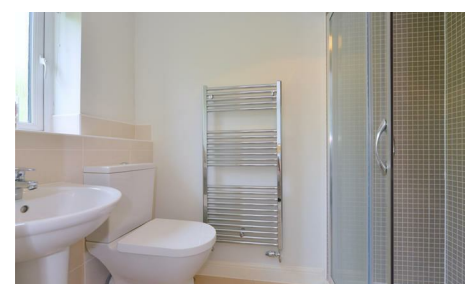
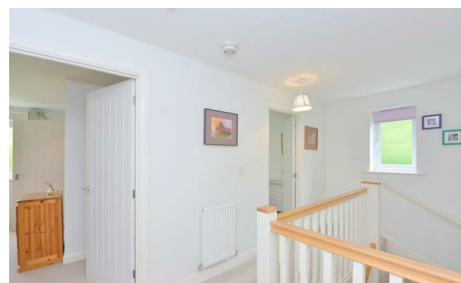
**Kitchen/breakfast room**

10'8 x 11'3

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel single sink and drainer unit with mixer tap over, integrated fridge freezer, integrate dishwasher, stainless steel Zanussi four ring gas hob with stainless steel extractor above, Zanussi built-in double electric oven and grill and cupboards above and below, ceramic tiled floor, radiator.

Access from kitchen/breakfast room to:





**Utility room**

6'1 x 5'3

Having eye level and base units with built-in cupboards housing IDEAL LOGIC COMBI wall mounted gas fired central heating boiler, drawers, ceramic tiled floor, fitted worktops with inset stainless steel circular bowl sink unit, radiator, door giving access to side of property

From entrance hall stairs gives access to:

**Gallery landing**

Having UPVC double glazed window to side, radiator, loft access,, airing cupboard with slated shelving.

From landing doors give access to: Four bedrooms and shower room.

**Bedroom one**

12'2 max x 11'10 max

Having UPVC double glazed window enjoying lovely aspect over the rear garden and brook beyond, built-in wardrobes with tremble floor to ceiling mirror fronted sliding doors with hanging rails and shelving, radiator. Door to:

**Ensuite shower room**

Having walk-in shower cubicle with sliding glazed doors, overhead shower and hand-held shower, low flush WC, wash hand basin, ceramic tiled floor, chrome heated towel rail, UPVC double glazed window, extractor fan.

**Bedroom two**

12'2 x 10'0 into alcove (ideal for wardrobe)

Having UPVC double glazed window enjoying lovely aspect over the rear garden and brook beyond, radiator.

**Bedroom three**

11'0 x 7'8

Having UPVC double glazed window to front, radiator.

**Bedroom four**

12'9 x 7'7

Having UPVC double glazed window to front, radiator.

**Shower room**

Having large walk-in shower cubicle with glazed sliding door overhead shower and hand-held shower attachment, low flush WC, wash hand basin, UVC double glazed window, heated chrome towel rail and extractor fan.

**Outside**

The property is approached via a long brick paved driveway with ample turning and parking for a number of vehicles, outside lighting. Access from driveway leads to:

**Double detached garage**

18'0 x 17'2

With up and over door, power and lighting, side service door

The front garden is laid to lawn with pathway and side gate leading into:

**Attractive, mature and secluded private rear garde**

Having an excellent space for outdoor dining, children's play, and relaxation. Laid mainly to lawn with paved patio, outside cold water tap, mature shrubbery. beyond the boundary the property borders via brook having mature trees giving the property maximum privacy.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

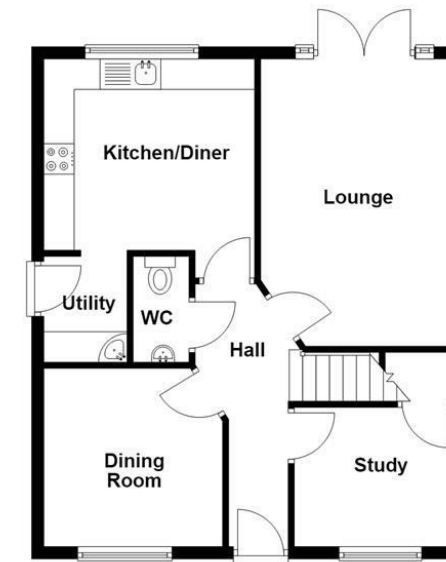
**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

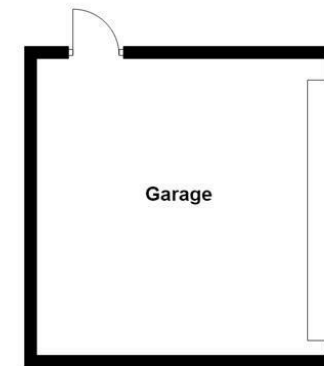
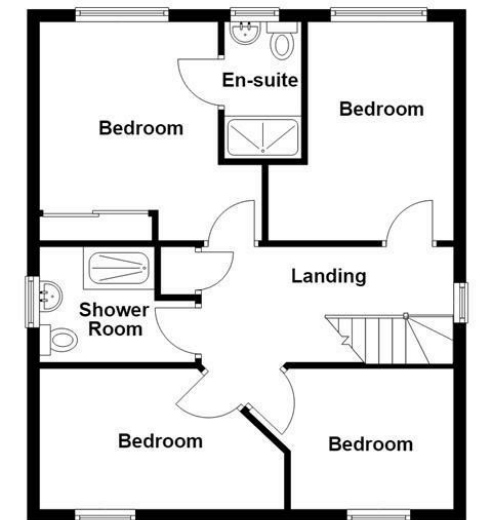
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

**Ground Floor**  
Approx. 77.4 sq. metres (832.6 sq. feet)



**First Floor**  
Approx. 54.6 sq. metres (588.0 sq. feet)



Total area: approx. 132.0 sq. metres (1420.7 sq. feet)

For illustrative purposes only. Not to scale.  
Prepared by Shropshire Property Professionals  
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