HOLLAND BROADBRIDGE

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

www.hbshrop.co.uk









Offers In The Region Of £400,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

The Property Ombudsman

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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 doble 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:

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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 doubel 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

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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.



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

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.