

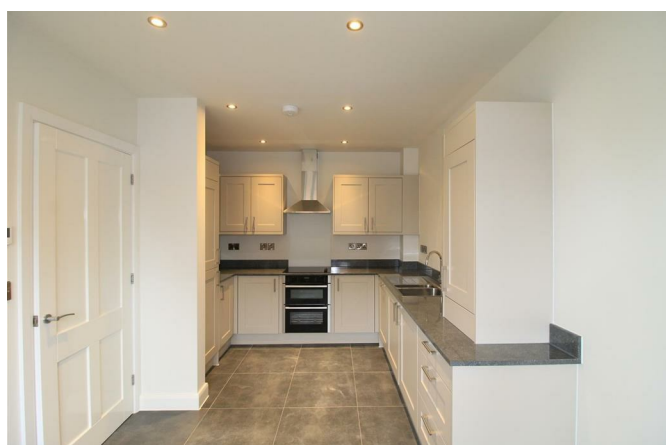
# 3 Youngs Way Pontesbury Shrewsbury SY5 0QJ



3 Bedroom House - Semi-Detached  
Asking Price £325,000

## The features

- BRAND NEW VIEW HOME NOW OPEN
- RECEPTION HALL WITH CLOAKROOM
- CONTEMPORARY KITCHEN/DINING ROOM
- 2 FURTHER LARGE BEDROOMS
- GARAGE AND PARKING
- IMPRESSIVE ACCOMMODATION THROUGHOUT
- SPACIOUS LOUNGE
- MASTER BEDROOM WITH EN SUITE
- PRINCIPAL BATHROOM
- VIEWING ESSENTIAL



**\*\*\* STUNNING SHOW HOME AVAILABLE FOR SAFE AND PERSONAL VIEWINGS \*\*\***

**What a fabulous semi detached home - offering truly impressive space, perfect for a growing family or those who work from home with large well proportioned rooms throughout.**

**Completed to an exacting standard of specification with contemporary finishes and occupying an enviable position on the edge of this much sought after South Shropshire village.**

**To book your personal viewing appointment contact [judy@monks.co.uk](mailto:judy@monks.co.uk) 07890 573553.**

## Property details

### DESCRIPTION

This impressive home offers the most generous living accommodation with well proportioned rooms throughout which are naturally well lit and from which there are views over Pontesbury Hill from many windows. Unique for a semi detached home the square footage is extremely impressive, particularly the large Lounge which has french doors leading to the rear garden, perfect for those who love to entertain. The Bedrooms are all larger than average with the second Bedroom offering longevity as it has the option to be divided into 2 rooms at a later date to accommodate a growing family. The Kitchen is beautifully fitted with range of appliances and the Bathrooms are finished with contemporary suites and complimentary tiling.

Occupying an enviable plot on the edge of the brand new development by local developer Picardy Homes. Externally there is parking and Garage and an enclosed Rear Garden.

### SITUATION

Young's Piece occupies an enviable position on the edge of this much sought after, vibrant and self sufficient Village located approximately 8 miles to the South of the County Town of Shrewsbury. Pontesbury has excellent facilities including local independent shops, post office, supermarket, Church, restaurants and public houses along with an excellent school. There is a regular bus service to the Town Centre and easy access to the A5/M54 motorway network.

### DIRECTIONS

From Shrewsbury Centre take the A488 Bishops Castle road, passing through the village of Hanwood. Travel through Pontesbury, around the one way system and head out towards Minsterley where Young's Piece will be found on the edge of Pontesbury.

### RECEPTION HALL

Covered entrance portico with outside light and door opening to RECEPTION HALL

### CLOAKROOM

with suite comprising WC and wash hand basin. Complimentary tiled splash

### IMPRESSIVE LOUNGE 17'6" x 13'2" (5.350 x 4.029)

A fabulous room, well lit from window and double opening French doors leading onto the rear garden and paved sun terrace. Media points.

### KITCHEN/DINING ROOM 16'2" x 10'9" (4.952 x 3.302)

Dining Area with window overlooking the front. The Kitchen is attractively fitted with range of contemporary units incorporating range of appliances. Gas Central heating boiler.

### FIRST FLOOR LANDING

From the Reception Hall, staircase leads to First Floor Landing with access to roof space and off which leads

### PRINCIPAL BEDROOM 18'9" x 10'4" (5.717 x 3.163)

An impressive through room with windows to the front and side with lovely elevated aspect over the village and Pontesbury Hill beyond. Media point, radiators.

### EN SUITE

Beautifully finished with suite comprising large shower cubicle with direct mixer shower unit, wash hand basin and WC suite. Complimentary tiling, heated towel rail/radiator.

### BEDROOM 2 17'6" x 9'10" (5.350 x 3.009)

An excellent second bedroom, again naturally well lit from two windows which overlook the rear, two radiators.

### BEDROOM 3 11'5" x 9'10" (3.502 x 3.007)

with window to the front, radiator.

### FAMILY BATHROOM 7'3" x 6'2" (2.211 x 1.902)

with suite comprising panelled bath with shower unit over, wash hand basin and WC suite. Complimentary tiled surrounds, heated towel rail/radiator, window to the front.

### OUTSIDE

The property is approached over driveway with parking for two cars and leading to the Garage which has power and lighting. The front garden is laid to lawn. Paved access leads to the enclosed rear garden, which has been laid for ease of maintenance to paved sun terrace with adjoining lawned area which is enclosed with timber fencing.

### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

### GENERAL

#### FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 3.00pm on Sunday, maximising every opportunity to find your new home.

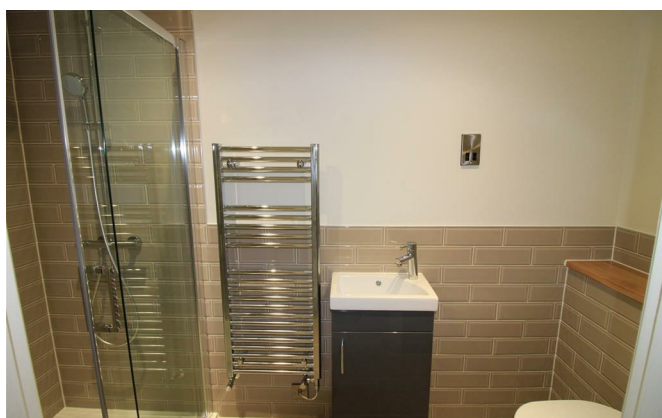
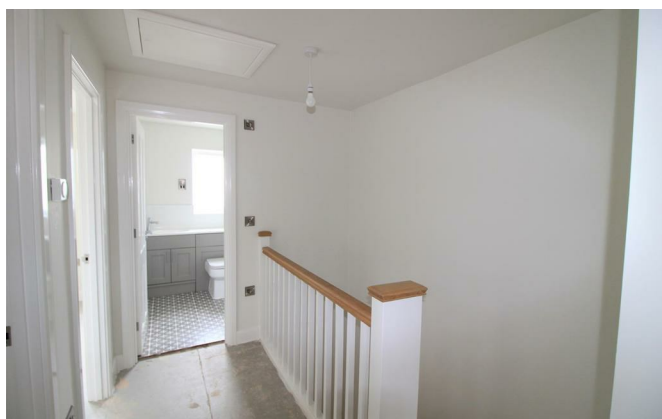
#### NOTE

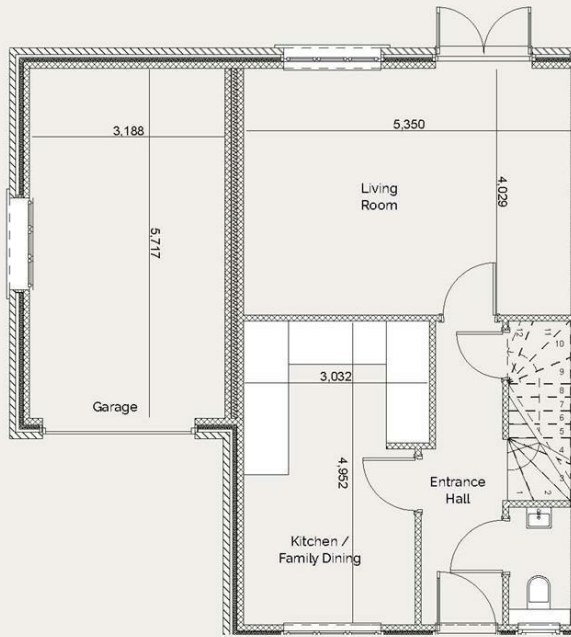
The images shown are those of the adjoining plot and specification may vary.



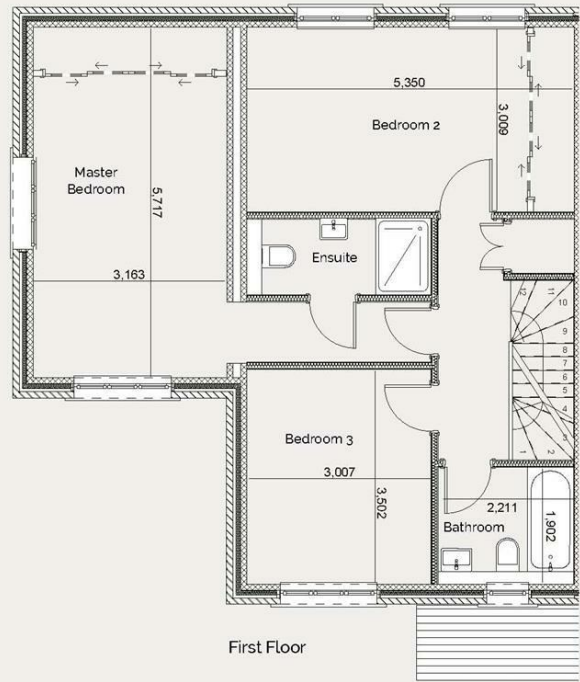
## 3 Youngs Way, Pontesbury, Shrewsbury, SY5 0QJ.

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Ground Floor



First Floor

Living Room	5.3m x 4m	17'4" x 13'1"
Kitchen / Family Dining	4.9m x 3m	16" x 9'8"
Garage	5.7m x 3.1m	18'7" x 10'1"

Master Bedroom	5.7m x 3.1m	18'7" x 10'1"
Ensuite	3m x	9'8" x
Bedroom 2	5.3m x 3m	17'4" x 9'8"
Bedroom 3	3.5m x 3m	11'5" x 9'8"
Family Bathroom	2.2m x 1.9m	7'2" x 6'2"

PLOT 3  
3 Bedroom  
Semi-Detached Home  
**PICARDY**  
HOMES

Illustration only. All details intended as a guide only & may be subject to change.



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## Get in touch

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Shropshire, SY1 1HL

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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