



MONKS

**7, Young's Way
Pontesbury Shrewsbury**

Offers In The Region Of £499,950



www.monks.co.uk

***** STUNNING SHOW HOME AVAILABLE, BOOK YOUR PERSONAL APPOINTMENT*****

What a show stopper of a house! Perfect for today's modern lifestyle – love to entertain, family living and work from home then viewing of this property is a must.

Occupying an enviable, elevated position this brand new, impressive double fronted 4 bedroom Detached family home has fabulous views towards Pontesford Hill and open farmland to the rear.

Set on the edge of one of the Counties most sought after self sufficient villages.

Viewing Essential.

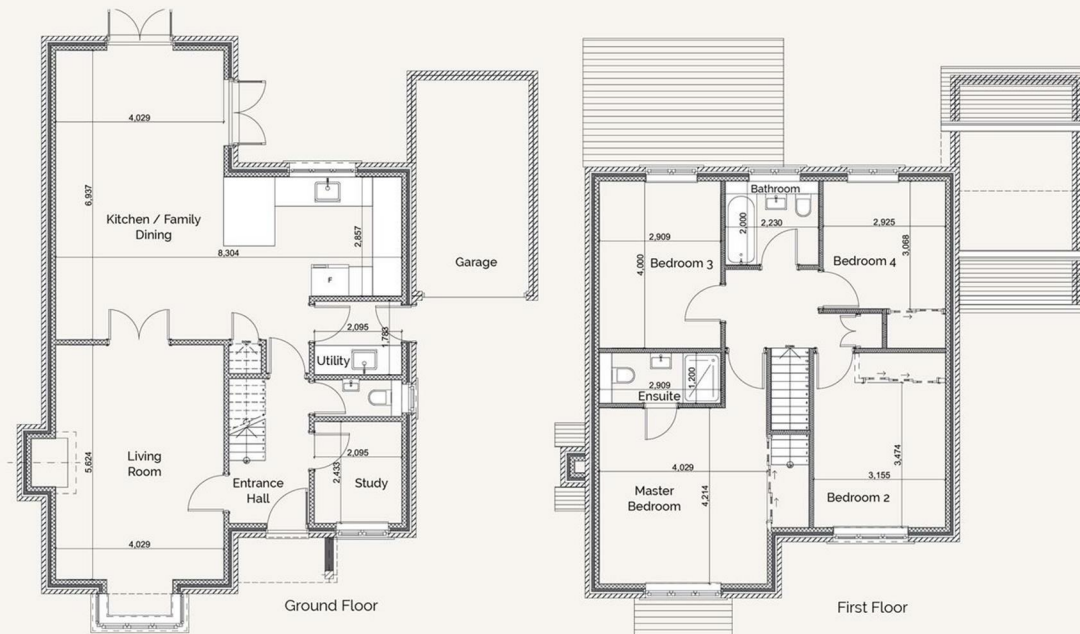
The location

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.

The features

- LIVE, WORK, PLAY - THIS IS THE PERFECT FAMILY HOME
- IMPRESSIVE ROOMS THROUGHOUT
- LOUNGE WITH FEATURE INGLENOOK FIREPLACE
- HOME OFFICE/FAMILY ROOM
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- LARGE PRINCIPAL BEDROOM WITH EN SUITE
- 3 FURTHER GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- GARAGE AND ENCLOSED GARDEN
- VIEWING ESSENTIAL.





PLOT 10
4 Bedroom Detached Home

Living Room	5.6m x 4m	18'3" x 13'1"
Kitchen/Family Dining	8.3m x 6.9m	27'2" x 22'6"
Utility	2.1m x 1.8m	6'8" x 5'9"
Study	2.4m x 2m	7'8" x 6'5"

Master Bedroom	4.2m x 4m	13'7" x 13'1"
Ensuite	2.9m x 1.2m	9'5" x 3'9"
Bedroom 2	3.4m x 3.1m	11'1" x 10'1"
Bedroom 3	4m x 2.9m	13'1" x 9'5"
Bedroom 4	3m x 2.9m	9'8" x 9'5"
Family Bathroom	2.2m x 2m	7'2" x 6'5"

PICARDY
HOMES

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



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Energy Efficiency Rating

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

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.