

6 Youngs Way Pontesbury Shrewsbury SY5 0QJ



3 Bedroom House - Semi-Detached
Offers In The Region Of £289,950

The features

- FABULOUS 3 BEDROOM 3 BEDROOM SEMI DETACHED HOUSE
- HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- SPACIOUS LOUNGE
- CONTEMPORARY KITCHEN WITH APPLIANCES
- PARKING FOR TWO AND SOUTH FACING GARDEN
- BRAND NEW FROM PICARDY HOMES
- RECEPTION HALL WITH CLOAKROOM
- IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE
- VIEWING ESSENTIAL.



***** IMPRESSIVE SEMI DETACHED IN MOST SOUGHT AFTER VILLAGE *****

A fabulous 3 bedroom semi detached home offering excellent, well proportioned rooms with a lovely outlook over to Pontesbury Hill.

This brand new house has been finished to an exacting standard with contemporary finishings and must be viewed to be fully appreciated.

Much sought after edge of village location.

SHOW HOME AVAILABLE FOR VIEWING - CONTACT JUDY@MONKS.CO.UK to book your 'safe' personal appointment.

Property details

DESCRIPTION

Monks are proud to offer for sale on behalf of Picardy Homes the fabulous Young's Piece development - a range of 3 and 4 bedroom homes in a beautiful semi rural location. Each home has been finished to an exacting standard of specification and many plots have delightful outlooks over Pontesford Hill and are bordered to the rear by open farmland.

6 Young's Way is an excellent 3 bedroom semi detached home offering spacious and versatile accommodation featuring Reception Hall with cloakroom and large storage cupboard, well proportioned Lounge, impressive open plan Living/Dining/Kitchen opening onto Sun Terrace, perfect for those who love to entertain. On the First Floor is a lovely Principal Bedroom with en suite, 2 further double Bedrooms and Family Bathroom. Driveway with parking for two cars and enclosed South facing rear garden.

High energy insulation, under floor heating to the Ground Floor and radiators to the First and Double Glazing.

LOCATION

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.

NOTE

The internal images used are indicative of the standard finish of Kitchen and Bathroom.

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 9'7" x 5'3" (2.937 x 1.602)

Covered entrance with outside light and door opening to Spacious Reception Hall with large cloaks/storage cupboard.

CLOARKROOM 4'11" x 3'1" (1.500 x 0.96)

with suite comprising WC and wash hand basin, complimentary tiling, window to the front.

LOUNGE 15'10" x 11'7" (4.832 x 3.539)

A lovely spacious room with window overlooking the front, media points. Opening to

EXCELLENT LIVING/DINING/KITCHEN

21'0" x 11'1" (6.426 x 3.384)

Well fitted with range of contemporary units incorporating sink unit set into base cupboard, further range of cupboards and drawers with worksurfaces over and having range of integrated appliances. Matching range of eye level wall units, window overlooking the garden. Dining Area with double opening French doors leading onto the Garden.

FIRST FLOOR LANDING

Stairs lead from the Reception Hall to spacious FIRST FLOOR LANDING with access to roof space.

BEDROOM 1 11'9" x 9'2" (3.582 x 2.805)

A good Principal Bedroom with window overlooking the front and media points. Radiator.

EN SUITE SHOWER ROOM 9'0" x 5'10" (2.761 x 1.789)

with suite comprising fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC set into vanity, complementary tiled surrounds and flooring, heated towel rail, window to the side.

BEDROOM 2 11'7" x 11'8" (3.544 x 3.569)

Again an excellent double room with window overlooking the rear with views across to Pontesbury Hill. Radiator.

BEDROOM 3 11'7" x 9'6" (3.544 x 2.918)

Again with window overlooking the rear with views over to Pontesbury Hill, radiator.

BATHROOM 8'0" x 7'7" (2.442 x 2.333)

with suite comprising panelled bath with shower unit over, wash hand basin and WC suite set into concealed vanity. Complimentary tiled surrounds and flooring, heated towel rail, window to the front.

OUTSIDE

The property occupies an enviable position on the edge of this lovely development. Approached over driveway with hardstanding for two cars. Brick wall divide with decorative wrought iron railings, with steps lead down to the paved area to the front of the house and continues around the side to the South facing Rear Garden which will be laid to lawn and enclosed with fencing and mature hedging.

TENURE

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

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.

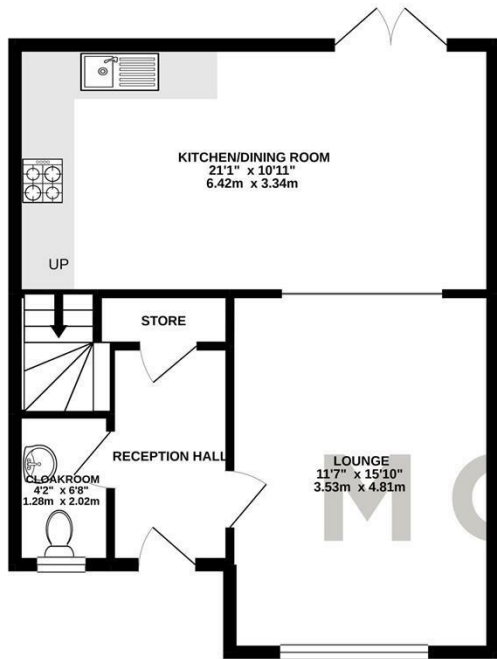
NEED TO CONTACT US

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.

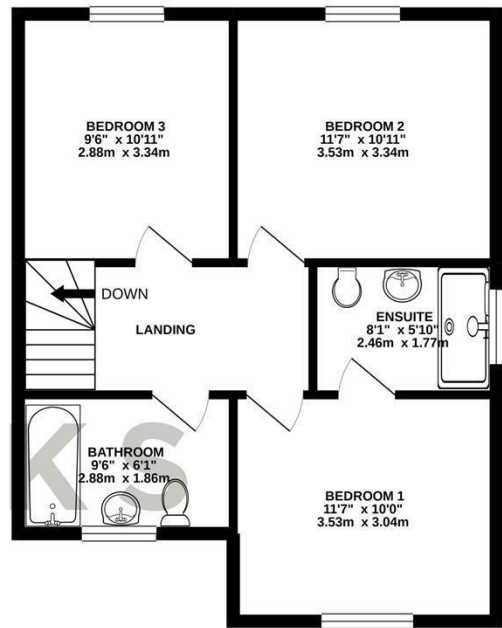
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GROUND FLOOR



1ST FLOOR



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.
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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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| 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.
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