

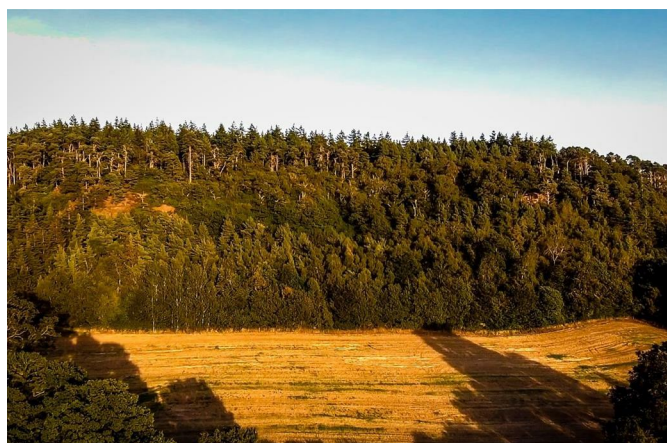
Plot 40 Hopton Park Nesscliffe Shrewsbury SY4 1DB



4 Bedroom House - Detached
Asking Price £319,950

The features

- HIGH ENERGY INSULATION AND SOLAR PANELS
- RECEPTION HALL WITH CLOAKROOM
- WELL FITTED KITCHEN/DINING ROOM
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- EARLY RESERVATION HIGHLY RECOMMENDED
- BRAND NEW HOME IN MUCH SOUGHT AFTER LOCATION
- LOUNGE WITH INGLENOK STYLE FIREPLACE
- PRINCIPAL BEDROOM WITH EN SUITE
- RANGE OF AMENITIES WITHIN VILLAGE
- SHOW HOME AVAILABLE FOR VIEWING



THE WELLBECK - We are delighted to introduce this stunning new addition to the Shrewsbury Homes housetype portfolio.

Based on our ever popular Radley design, The Wellbeck is a generous 4 bedroom Detached family home perfect for a growing family or those who work from home.

A contemporary home featuring Through Reception Hall with Cloakroom, Lounge with inglenook style fireplace, excellent family Dining Kitchen and Utility Room. On the first floor is the Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

To register your early interest contact judy@monks.co.uk

Property details

DESCRIPTION

This impressive family home is currently under construction by reputable local developers Shrewsbury Homes who pride themselves on building the perfect home, inviting purchasers to work with them on the internal design and finish of their home, and subject to build stage are happy to incorporate a range of choices, finish and specification (subject to negotiation).

High energy insulation with solar panels and electric heating. Beautiful range of Kitchens with appliances and tiling from the stunning Porcelenosa range. Electric car charging point.

LOCATION

Occupying an enviable position in the heart of this sought after Village to the West of the Town Centre. Nesscliffe benefits from Garage/general store, Restaurant/Public House and village Primary School with a bus service to the nearby Corbett School in Baschurch. There is excellent access to the A5/M54 motorway network with links to the County Town of Shrewsbury, Oswestry and Chester.

NOTE

Please note the images used are for marketing purposes only and are of a similar property on the development.

Specification may change. Please ask your Sales Advisor for a detailed specification.

RECEPTION HALL

Covered entrance with door opening to Reception Hall and off which leads

CLOAKROOM

with WC and wash hand basin.

LOUNGE

14'1" x 10'2" (4.296 x 3.099)

A well proportioned room with window overlooking the front. Feature inglenook style fireplace with point for log burner, media points.

LIVING/DINING/KITCHEN

23'0" x 9'5" (7.035 x 2.875)

A lovely light room with doors and windows overlooking open fields. The Kitchen will be fitted with a range of wall and base units with integrated appliances. Complementary tiling from the stunning Porcelenosa range.

UTILITY ROOM

8'11" x 5'11" (2.730 x 1.815)

with units to compliment the Kitchen. Door to garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to FIRST FLOOR LANDING with access to roof space.

PRINCIPAL BEDROOM 11'8" x 10'11" (3.570 x 3.339)
with window overlooking the rear with lovely open aspect over fields. Media point.

EN SUITE

6'0" x 4'0" (1.850 x 1.234)

With large shower cubicle, wash hand basin and WC suite. Complementary tiling.

BEDROOM 2

9'11" x 11'9" (3.039 x 3.601)

with two windows overlooking the front.

BEDROOM 3

9'1" x 6'0" (2.792 x 1.850)

Again with two windows overlooking the front.

BEDROOM 4

with window to the rear with views over open fields.

FAMILY BATHROOM

with suite comprising panelled bath wash hand basin and WC. Complementary tiled surrounds.

OUTSIDE

The property is approached over driveway with parking. The front garden is laid to lawn. Side pedestrian access to the enclosed rear garden with paved sun terrace.

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

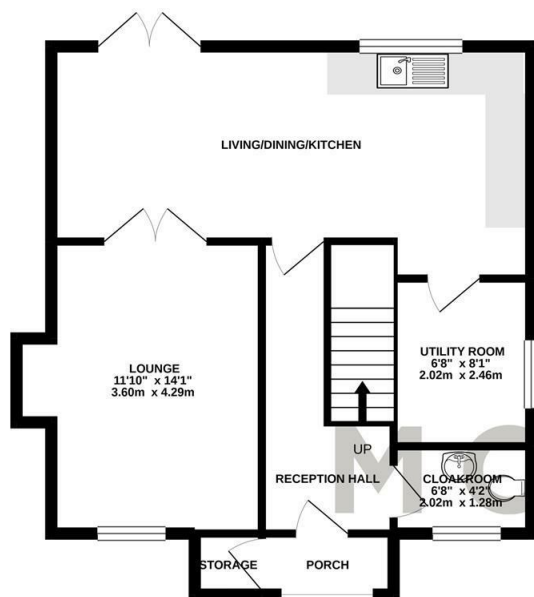
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 3.00pm on Sunday, maximising every opportunity to find your new home.

Plot 40 Hopton Park, Nesscliffe, Shrewsbury, SY4 1DB.

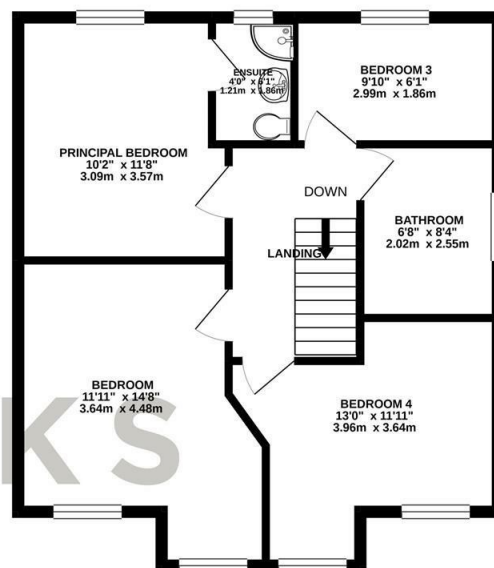
4 Bedroom House - Detached
Asking Price £319,950



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.

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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.