



## Plot 1, Woodfield, Shrewsbury Road, Pontesbury, Shrewsbury, SY5 0SF

A brand new spacious detached property occupying a central location in the popular village of Pontesbury on a small development of just five detached houses. Accommodation briefly comprising: reception hall, downstairs cloakroom, sitting room, study/family room, large kitchen/diner, utility room. Upstairs there is a master bedroom with en-suite shower room, three further double bedrooms and family bathroom.

The property has the benefit of gas fired central heating, underfloor heating to ground floor, radiators to first floor, quality kitchen with range of built-in AEG appliances including oven and hob/range, dishwasher, fridge/freezer and granite work surfaces, UPVC double glazing throughout, landscaped gardens, fitted carpets and detached double garage with electric operated doors.

Pontesbury village has extensive range of amenities including shop, post office, three pubs, junior and senior school.

AGENTS NOTE: At this present moment prospective purchaser would have the ability to choose their own kitchen and bathroom fittings, these will obviously cease as the property progresses. Please contact Agents for up to date information.

**Offers in the region of £395,000**

**To view this property call 01743 343 343**

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## **ACCOMMODATION COMPRISING:** (All measurements are approximate)

Recessed entrance canopy to wood effect UPVC double glazed front door with opaque glass inlay and UPVC double glazed to either side to:

### **RECEPTION HALL 12' x 10'2 (3.66m x 3.10m)**

With underfloor heating, understairs storage cupboard enclosing manifold for underfloor heating, power and lighting points, staircase leading to first floor. Reception hall gives access to accommodation comprising:

### **DOWNSTAIRS CLOAKROOM**

With contemporary white suite (to be fitted) with underfloor heating, ceramic tiled flooring.

### **SITTING ROOM 23'2 x 11'3 (7.06m x 3.43m)**

With fireplace with raised slate hearth and log burner (to be fitted), underfloor heating, power and lighting points, TV aerial socket, two central light points, four wall light points, UPVC double glazed bay window to the front, UPVC double glazed double doors leading to private rear gardens, service door to kitchen/diner.

### **FAMILY ROOM/STUDY 13'8 x 7'7 (4.17m x 2.31m)**

With underfloor heating, power and lighting points, TV aerial socket, telephone socket, UPVC double glazed window to the front.

### **KITCHEN/DINER 23' x 12'7 narrowing to 10' (7.01m x 3.84m narrowing to 3.05m)**

Kitchen choice is still available with regards to this property but will include full range of AEG appliances including oven and hob/cooking range, fridge/freezer, dishwasher, ceramic tiled flooring, underfloor heating, power and lighting points, two double glazed windows overlooking private rear gardens, door to:

### **UTILITY ROOM 6'5 x 5'7 (1.96m x 1.70m)**

Again to be fitted with clients choice of units, power and lighting points, UPVC and glazed panel door to the side.

From reception hall, stairs with hand rail leading to GALLERY STYLE LANDING with power and lighting points, radiator, UPVC double glazed window to the front, built-in airing cupboard enclosing cylinder with immersion heater (to be fitted), access to roof space. Landing gives access to bedroom accommodation comprising:

### **MASTER BEDROOM 14'4 x 11'5 (4.37m x 3.48m)**

With radiator, power and lighting points, TV aerial socket, built-in double wardrobe with hanging rail and top shelf, UPVC double glazed window to front, door to:

### **EN-SUITE SHOWER ROOM**

To be fitted with contemporary white suite with corner shower cubicle,

glazed sliding doors, vanity wash hand basin, low level flush WC, ceramic tiled flooring, recessed spot lights, extractor fan, chrome heated towel rail, UPVC double glazed opaque glass window to the rear.

**BEDROOM TWO 12' x 10' (3.66m x 3.05m)**

With radiator, power and lighting points, built-in double wardrobe with hanging rail and top shelf, UPVC double glazed window to the front, telephone point.

**BEDROOM THREE 10'7 x 9'3 (3.23m x 2.82m)**

With power and lighting points, built-in double wardrobe with hanging rail and top shelf, UPVC double glazed window to the rear.

**BEDROOM FOUR 12'1 x 8'1 (3.68m x 2.46m)**

With radiator, power and lighting points, double glazed window to the rear.

**FAMILY BATHROOM**

To be fitted with contemporary white suite comprising panelled bath, shower cubicle, vanity wash basin, low level flush WC, ceramic tiled flooring, chrome heated towel rail, recessed spot lights, extractor fan, chrome heated towel rail, UPVC double glazed opaque glass window to the side.

**OUTSIDE FRONT**

Paved pathway leads up to the front door, outside light, front gardens shortly to be landscaped. The property is approached over a private tarmac driveway leading round to the rear onto brick paved double width driveway giving access to:

**DETACHED BRICK BUILT DOUBLE GARAGE**

With two wood effect electric operated roller doors, concrete floor, power and lighting points, service door to the side.

**MAIN GARDENS**

These are situated to the rear and to the side of the property to be landscaped with patio area from French doors of kitchen/diner, laid lawns, paved pathways running around the property with further intersecting paved pathway giving access to garage. Gardens are to be enclosed by a variety of fencing and mature hedging, range of outside lighting, outside water tap.

**EPC Rating: TBC**

For a full copy of the Energy Performance Certificate (EPC) please contact Agents.

**Directions**

From Shrewsbury take the A488 Bishops Castle road. Travel through the village of Hanwood, upon reaching Pontesbury continue on to the centre of the village and Woodfields is situated on the left hand side indicated by the For Sale signs. Plot 1 is the first house on the right on entering the cul-de-sac.



**Thinking of selling or letting your property? Contact us now to arrange your free, no obligation market valuation.**

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**VIEWING: Strictly by appointment with the Agents.**

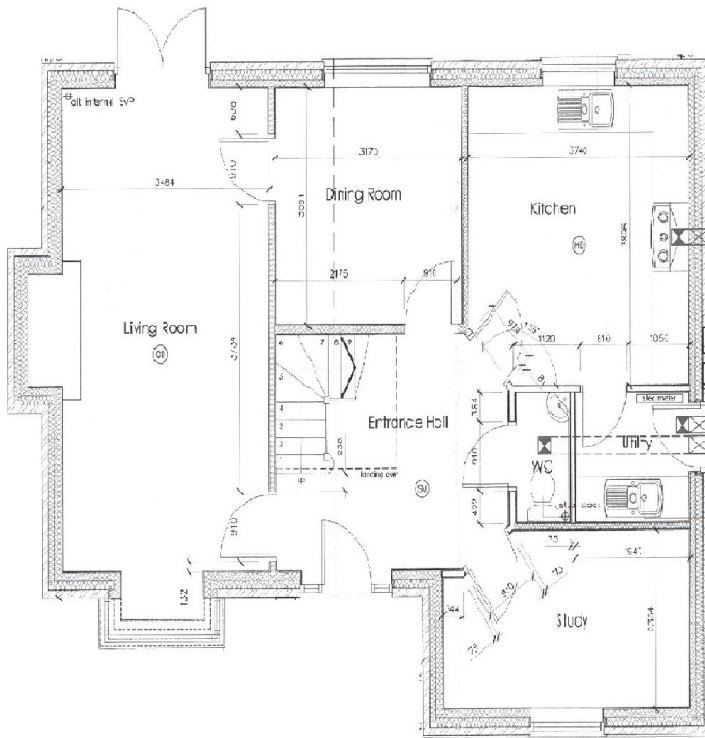
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Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

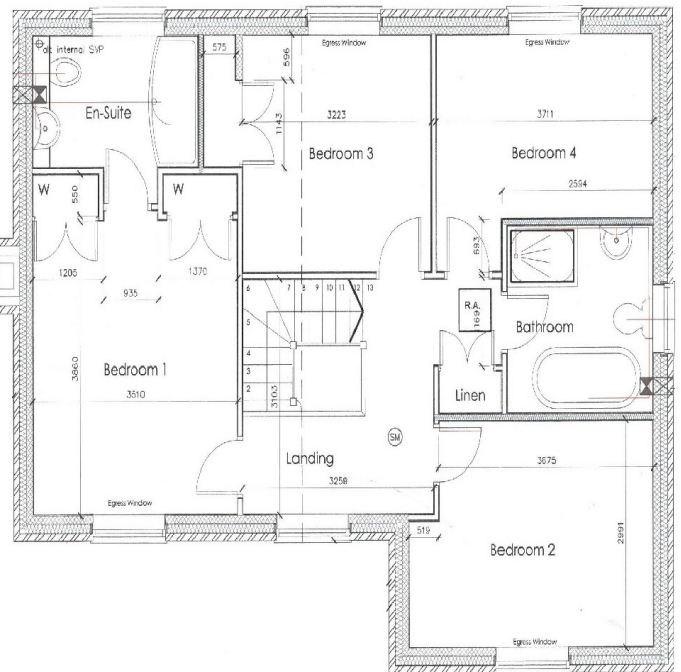
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Ground Floor Plan



First Floor Plan

## **Plots 1 & 3**

NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY