



Plot 2, Woodfield, Shrewsbury Road, Pontesbury, Shrewsbury, SY5 0SF

Plot 5 also available and is same design as Plot 2 - see Agents Note

A brand new detached family home situated on this small private development with just five houses located in the popular village of Pontesbury. Accommodation briefly comprises: good size entrance hall, downstairs cloakroom, sitting room with log burner, study, large kitchen/dining room with range of built-in AEG appliances including oven, hob, extractor, dishwasher and fridge/freezer, utility room. Upstairs there are four good size bedrooms with master with en-suite, together with family bathroom.

The property has the benefit of gas fired central heating (underfloor to ground floor and radiators to first floor), large single detached garage and landscaped gardens situated to the rear. The property comes ready to move in with fitted carpets and floor covering.

Pontesbury village has extensive range of good local amenities including shop, three pubs, post office, both senior and junior schools and is a short distance of Shrewsbury itself together with good links to the M54 and beyond.

LAST PLOT REMAINING

Offers in the region of £349,500

To view this property call 01743 343 343

Welsh Bridge, Frankwell, Shrewsbury SY3 8LG

Phone 01743 343343

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ACCOMMODATION COMPRISING: (All measurements are approximate)

Panelled and leaded glazed front door leading to:

GOOD SIZE ENTRANCE HALL 10' x 8'7 (3.05m x 2.62m)

With wood effect laminate flooring, double power points, central light point, staircase leading to first floor. Entrance hall gives access to the following accommodation:

DOWNSTAIRS WC/CLOAKS

With contemporary white suite comprising low level WC, vanity wash hand basin with storage cupboard under, ceramic tiled flooring, central light point, extractor fan, tiled splash to sink, tiled sill to UPVC double glazed opaque glass window to the front.

SITTING ROOM 16'4 x 13'10 (4.98m x 4.22m)

With fireplace with raised slate hearth and log burner inset, underfloor heating, central light point, three wall light points, ample power points, TV aerial socket, UPVC double glazed window set to either side.

STUDY 8' x 6'4 (2.44m x 1.93m)

With wood effect laminate flooring, underfloor heating, cupboard enclosing manifold underfloor heating, central light point, telephone point, power points, UPVC double glazed window to the side.

LARGE KITCHEN/DINER 28' x 12'9 narrowing to 6'10 (8.53m x 3.89m narrowing to 2.08m)

With ceramic tiled flooring, underfloor heating.

KITCHEN AREA:

With contemporary kitchen with range of Shaker style units comprising stainless steel one and a quarter bowl sink unit set into granite drainer and worksurface extending to two wall sections with granite splashbacks and range of cupboards and drawers under, built-in AEG dishwasher, built-in AEG four ring gas hob with AEG stainless steel extractor hob above and AEG double oven below, full length built-in fridge/freezer, extensive range of eye level cupboards, matching peninsula work surface/breakfast bar with range of cupboards under, extensive range of recess spot lights, power points, granite sill to UPVC double glazed window overlooking rear gardens.

DINING AREA:

With range of power points, TV aerial socket, central light point, UPVC double glazed window to the side, UPVC double glazed double French doors leading to private rear

UTILITY ROOM 8'9 x 6'9 (2.67m x 2.06m)

With range of units comprising stainless steel single drainer sink unit set into granite effect work surfaces set to two wall sections, matching splashbacks, extensive range of cupboards under, space and plumbing for washing machine, space for tumble dryer, range of eye level cupboards, wall mounted gas fired boiler supplying domestic hot water and central heating, ceramic tiled flooring with underfloor heating, central light point, power points, glazed and panelled service door to the side.

From reception hall, stairs with hand rail leading to LANDING with built-in airing cupboard enclosing cylinder and immersion heater, two central light points, access to roof space, double power point, UPVC double glazed window to the side. Landing gives access to bedroom accommodation comprising:

BEDROOM ONE 13'8 x 13'9 (4.17m x 4.19m)

With radiator, power and lighting points, TV aerial socket, built-in double wardrobe with hanging rail and top shelf, central heating thermostat control, UPVC double glazed window to the rear overlooking gardens with views towards Pontesbury Hill in the

distance, door to:

EN-SUITE SHOWER ROOM

Fitted with contemporary white suite comprising low level flush WC, walk-in shower with glazed sliding door, vanity wash hand basin with storage cupboard under, marble effect panelling to shower and half panelling to remaining walls, wall mounted chrome heated towel rail, ceramic tiled flooring, recessed spot lights, power point, UPVC double glazed opaque glass window.

BEDROOM TWO 14'2 X 7'6 (4.32m X 2.29m)

With radiator, power and lighting points, TV aerial socket, built-in double wardrobe with hanging rail and top shelf, further recess spot light, large UPVC double glazed window to the rear overlooking private rear gardens with views of Pontesbury Hill to the side.

BEDROOM THREE 10'10 x 8' (3.30m x 2.44m)

With radiator, power and lighting points, TV aerial socket, UPVC double glazed window to the side.

BEDROOM FOUR 10'10 x 8' (3.30m x 2.44m)

With radiator, power and lighting points, TV aerial socket, UPVC double glazed window to the side.

FAMILY BATHROOM

Fitted with contemporary white suite comprising panelled bath with shower attachment and glazed side screen, marble effect panelling, vanity wash basin with storage cupboard under, low level flush WC, ceramic tiled flooring, wall mounted chrome heated towel rail, range of recessed spot lights, extractor fan, UPVC double glazed opaque glass window to the side.

OUTSIDE FRONT

The property is approached over private tarmac driveway leading onto brick paved driveway providing good off road parking and extending down to:

DETACHED BRICK BUILT GARAGE 18'3 x 10'4 (5.56m x 3.15m)

With electric operated roller door, concrete floor, power and lighting points, eaves storage space, UPVC double glazed window to the side.

Paved pathway leads up to front door with easily maintained gardens to the front, main gardens are situated to the rear and to the side of the property.

REAR GARDENS

From dining room double French doors lead out onto paved sun patio with outside light, good size lawns extending with paved pathway extending down the side of the property with outside water tap, further good size lawned area situated to the side of the property with further outside light, gardens enclosed by a variety of mature hedging and fencing.

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 5 is situated at the end of the cul-de-sac.



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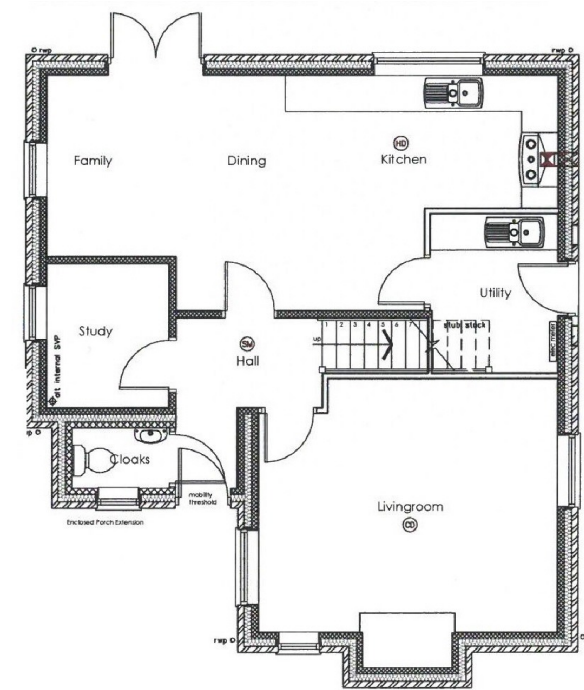
VIEWING: Strictly by appointment with the Agents.

Visit our website www.rogerparry.net or email us on shrewsbury@rogerparry.net

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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.

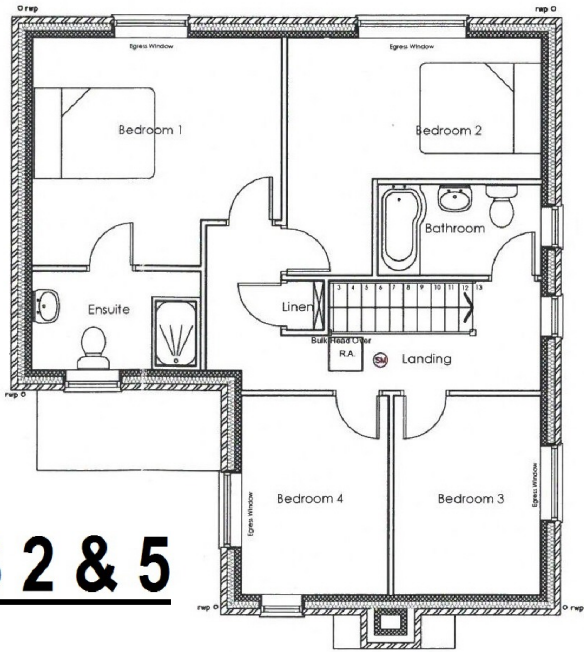
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Ground Floor Plan

PLOTS 2 & 5



First Floor Plan