

3 Drake Close, Underdale, Shrewsbury, Shropshire, SY2
5HW

www.hbshrop.co.uk



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Offers In The Region Of £389,995

Viewing: strictly by appointment
through the agent

This is a beautifully presented modern four double bedroom detached house, occupying a perfectly positioned tranquil cul-de-sac position, which offers stylish and well proportioned living accommodation thoughtout. This home offers the perfect balance of modern living within a peaceful and desirable residential location. The property is within walking distance (via Underdale Road) to tranquil riverside walks and the medieval town Centre of Shrewsbury. Commuters will be pleased to know that access is readily accessible to the local by-pass which links up to the M54 motorway network. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Storm porch, reception hallway, cloakroom, lounge, dining room, upvc double glazed conservatory, kitchen / breakfast room, utility room, first floor landing, master bedroom with small dressing area, en-suite shower room, three further double bedrooms, family bathroom, front and part walled rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in great detail comprises:

Storm porch with doule glazed entrance door gives access to:

Reception hallway

Having engineered wooden flooring, radiator, wall mounted thermostat control unit and service door to garage. From reception hallway door gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin with mixer tap over and tiled splash surround, radiator, tiled floor, upvc double glazed window to side and extractor fan to ceiling. Door from reception hallway gives access to:

Lounge

14'0 x 11'7

Having coal effect, electric fire set to a marble style hearth with decorative fire surround, coving to ceiling, radiator and two upvc double glazed windows to rear. Upvc double glazed French doors from lounge gives access to:

Upvc double glazed conservatory

12'5 x 11'10

Having brick base, range of upvc double glazed windows over looking the property's rear garden, upvc double glazed French doors giving access to rear gardens, tiled floor, polycarbonate roof and radiator.

Door from reception hallway gives access to:

Dining room

9'11 max into bay x 8'7

Having bay with upvc double glazed windows with pleasing aspect to front and radiator.

Door from reception hallway gives access to:

Kitchen / breakfast room

13'0 max reducing down to 8'11 minimum x 10'1

Having eye level and base units with built-in cupboards and drawers, integrated double oven, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, space for upright fridge / freezer, tiled floor, tiled splash surrounds, four rung gas hob with concealed cooker canopy over, upvc double glazed window to rear, recess spotlights to ceiling and radiator. Arch from kitchen / breakfast room gives access to:

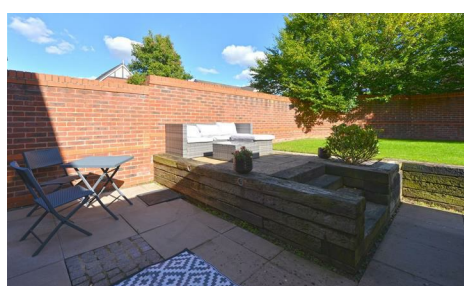
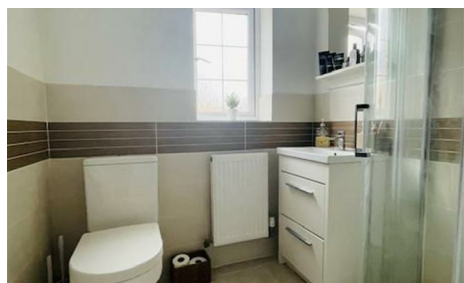
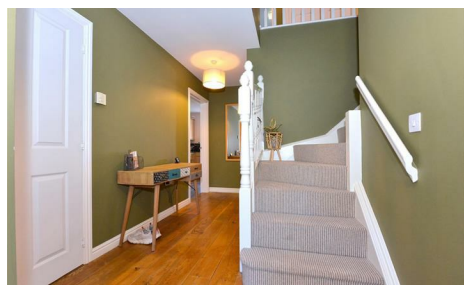
Utility room

5'11 x 5'3

Having base unit, fitted worktop, inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, radiator, double glazed door giving access to side of property and wall mounted extractor fan.

From reception hallway stairs rise to:





First floor landing

Having upvc double glazed window to side, loft access, radiator and airing cupboard with hot water tank cylinder unit. Doors from first floor landing give access to four double bedrooms and family bathroom.

Bedroom one

11'8 x 10'11 max reducing down to 8'7 minimum

Having upvc double glazed window with pleasing aspect to front, tv aerial point and radiator. From bedroom one arch gives access to:

Small dressing area

Having built-in double wardrobe. From small dressing area door gives access to:

En-suite shower room

Having corner tiled shower cubicle, low flush wc, wash hand basin with mixer tap over and storage drawers below, radiator, tiled floor, part tiled to walls, wall mounted extractor fan, upvc double glazed window to side and shaver point.

Bedroom two

11'1 x 8'3

Having upvc double glazed window to rear, radiator and built-in double wardrobe.

Bedroom three

11'1 x 7'11

Having upvc double glazed window with pleasing aspect to front and radiator.

Bedroom four

11'0 x 8'3 max

Having upvc double glazed window to rear and radiator.

Family bathroom

Having a three piece white suite comprising: Panel bath, low flush wc, pedestal wash hand basin with mixer tap over, part tiled to walls, wood effect vinyl floor covering, radiator, upvc double glazed window to rear and wall mounted extractor fan.

Outside

The property occupies a lovely position in a cul-de-sac of just three properties. The front gardens are in two sections one being a landscaped area with slate stone, bricked edge artificial lawn with inset holly bush and shrubs the other section is laid to lawn with mature shrubs. The property's driveway provides off-street parking for two vehicles. Access is then giving via up and over door to:

Garage

approximateley 17'0 x 8'2 excluding recess

Having glazed service door to side, wall mounted gas fired central heating boiler, fitted light and wall mounted electricity consumer unit.

Gated pedestrian side access then leads to:

Rear gardens

Which comprise: paved patio area, timber sleeper steps leading to a paved sun terrace, lawned garden, outside cold tap, the rear gardens are enclosed by brick walling and timber fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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