

SAMUEL WOOD

15 Drapers Rise, Shrewsbury, Shropshire, SY3 9FL

Asking Price £625,000



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5 3 2 B

- Impressive Five Bedroom Detached Home
- High Specification Kitchen & Dining Area
- Bi-Fold Doors to Landscaped Rear Garden
- Log Burner to Spacious Living Room
- Excellent Rural Views & Tucked-Away Position
- Approximately 2,326 Sq Ft Including Garage
- Quartz Worktops & Integrated Appliances
- Two En-Suite Bedrooms & Family Bathroom
- Integral Double Garage & Driveway Parking
- Gas Central Heating - EPC Rating B





Occupying an attractive tucked-away position on the popular Sweetlake Meadow development, this impressive five-bedroom detached home offers an exceptional combination of space, quality and contemporary family living. Enjoying excellent rural views to the front, the property provides a wonderful balance of peaceful surroundings whilst remaining conveniently placed for local amenities, well-regarded schools and Shrewsbury town centre. Beautifully presented throughout, the home benefits from a high specification finish, with quality fittings and thoughtful additions creating a particularly appealing living environment. The generous proportions offer flexibility for growing families, those working from home and anyone who enjoys entertaining, whilst the landscaped garden provides an inviting outdoor space in which to relax and unwind. Further enhanced by modern technology, excellent storage and superfast fibre broadband, this is a home designed to meet the demands of modern living without compromising on comfort or style.
A superb family home where quality, space and countryside outlooks come together.

The welcoming entrance hallway immediately sets the tone, with attractive wood-effect tiled flooring flowing seamlessly through the hallway, kitchen/diner, utility room and downstairs WC. The spacious lounge provides a comfortable reception space, enhanced by a log burner installed by the current owners, creating a lovely focal point. There is also a separate study, ideal for home working. Undoubtedly the heart of the home is the impressive kitchen/diner, fitted to a high specification with contemporary cabinetry, quartz worktops, a glass splashback and integrated AEG appliances, including a five-ring hob, double oven and full-height fridge and freezer. Bi-fold doors open directly onto the rear garden, creating an excellent space for entertaining and everyday family life. A separate utility room provides additional practicality.

The first floor offers five well-proportioned bedrooms, providing excellent flexibility for family living and visiting guests. The principal bedroom is particularly impressive, benefiting from a separate dressing room and en-suite bathroom. Bedroom two also enjoys its own en-suite facilities, whilst the remaining bedrooms are served by a well-appointed family bathroom. Ample storage is available throughout the property, helping to maintain the generous and uncluttered feel. Solid oak internal doors continue the quality finish, whilst separate Nest heating controls for the upstairs and downstairs provide convenient control over the home's heating. The floor plan shows the accommodation arranged over two floors, with all five bedrooms located on the first floor.

The property occupies a particularly appealing tucked-away position, enjoying excellent rural views to the front. To the front, a driveway provides off-road parking for two vehicles and leads to the integral double garage, which benefits from an electric up-and-over door and a boarded and painted interior, offering useful additional storage. The rear garden has been landscaped to create an attractive and manageable outdoor space, incorporating a generous paved patio, ideal for outdoor dining and entertaining, alongside a lawned area. The bi-fold doors from the kitchen/diner provide a seamless connection between the indoor and outdoor living spaces, making this a particularly enjoyable setting throughout the warmer months.



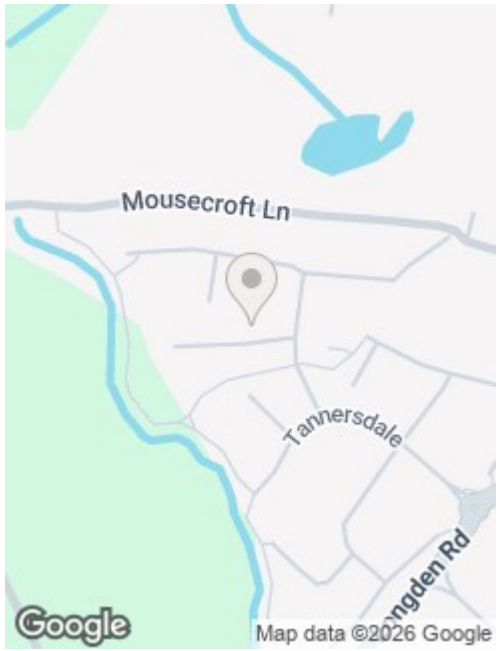












Directions

What3words: ///taxi.plenty.luxury

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 7 Mbps, Superfast 60 Mbps & Ultrafast 10,000Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

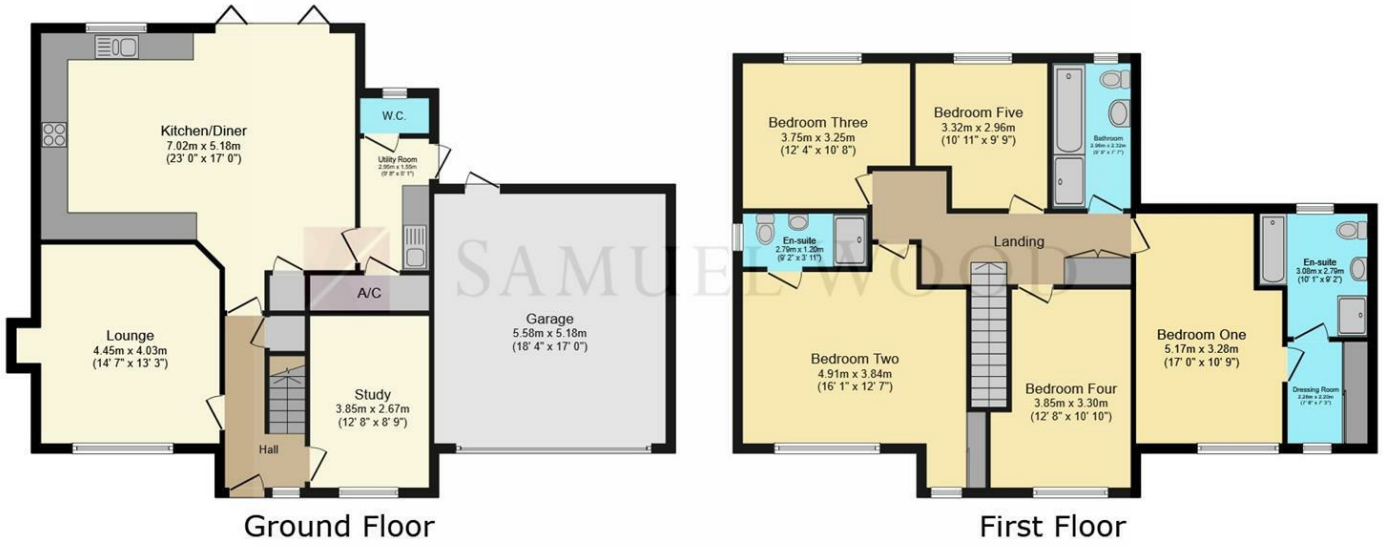
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Floor Plans



Total floor area: 216.7 sq.m. (2,333 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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