



**49 Holland Drive, Preston Street, Shrewsbury, SY2 5TH**

4 bedroom detached house—£429,995 Freehold

£429,995 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Occupying a lovely position with a pleasant outlook, this upgraded and improved detached family house offers well-designed accommodation, finished to a high standard throughout. The property is located on a popular modern development, a short distance from some excellent amenities, road links via the bypass and less than two miles from the town centre. The current owners have recently carried out further improvements, which include converting the garage to create an additional reception room, as well as fully landscaping the private garden.

## KEY FEATURES

- Entrance hall opening to spacious living room with views to front
- Impressive open plan kitchen/dining room, complete with integrated appliances, quartz work surfaces, useful pantry, and glazed doors to rear
- Very practical separate utility connecting to both the cloakroom/WC and garden
- The integral garage has been recently converted to provide an additional versatile reception room, currently used as a home office but would also make a great dining room, play room or sitting room
- On the first floor is a master bedroom with en-suite shower room, three further good-sized bedrooms, and a well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating
- Stunning recently landscaped private garden, laid to artificial lawn with a large paved sun terrace and pergola, as well as planted borders, established trees for screening, and a useful garden store
- The driveway has been extended to create parking comfortably for three cars
- Along with the garage conversion, landscaping of the garden and extension of the driveway, the property also benefits from new herringbone flooring throughout the ground floor, new carpets, feature panelling and media walls to the reception rooms, new part-glazed doors to allow natural light, and general maintenance/decoration
- Situated within a popular development and still covered by the new builders 10-year warranty

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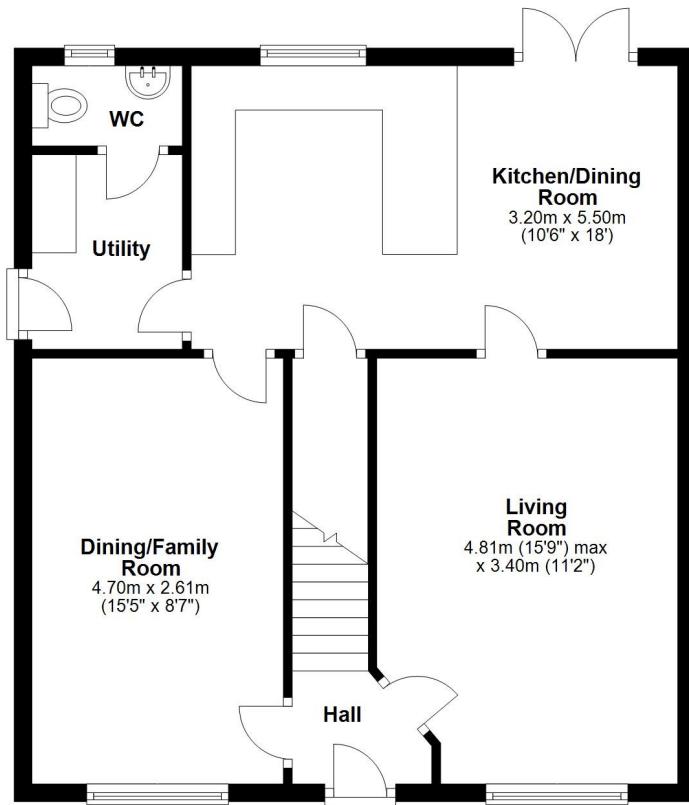


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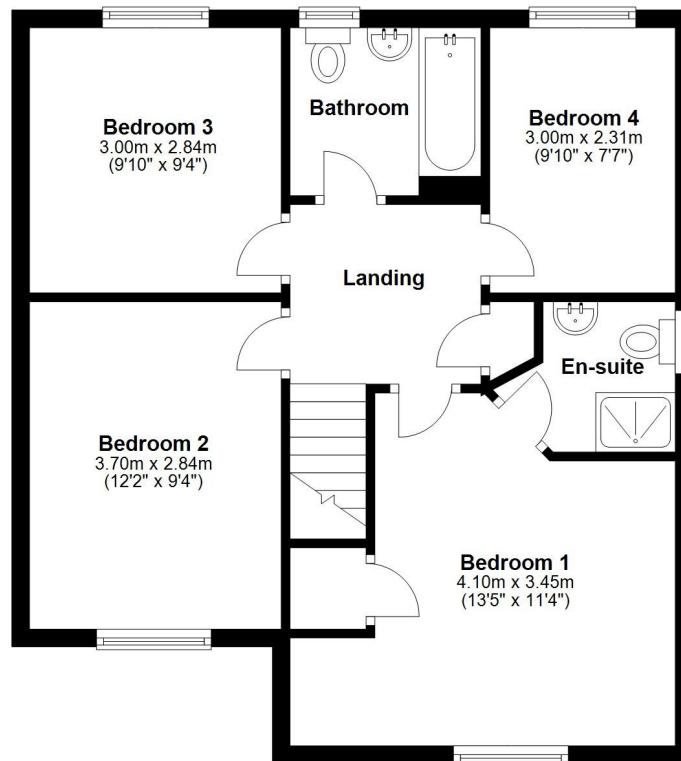
### Ground Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



### First Floor

Approx. 55.3 sq. metres (595.1 sq. feet)



Total area: approx. 114.4 sq. metres (1231.9 sq. feet)







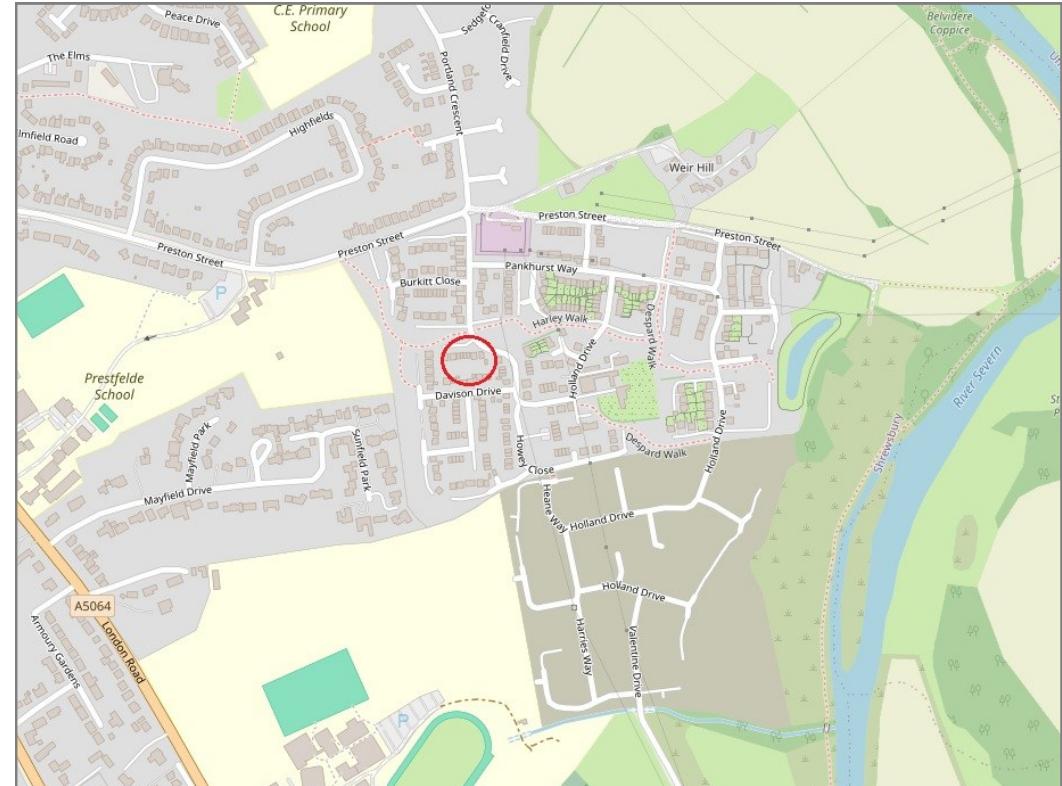
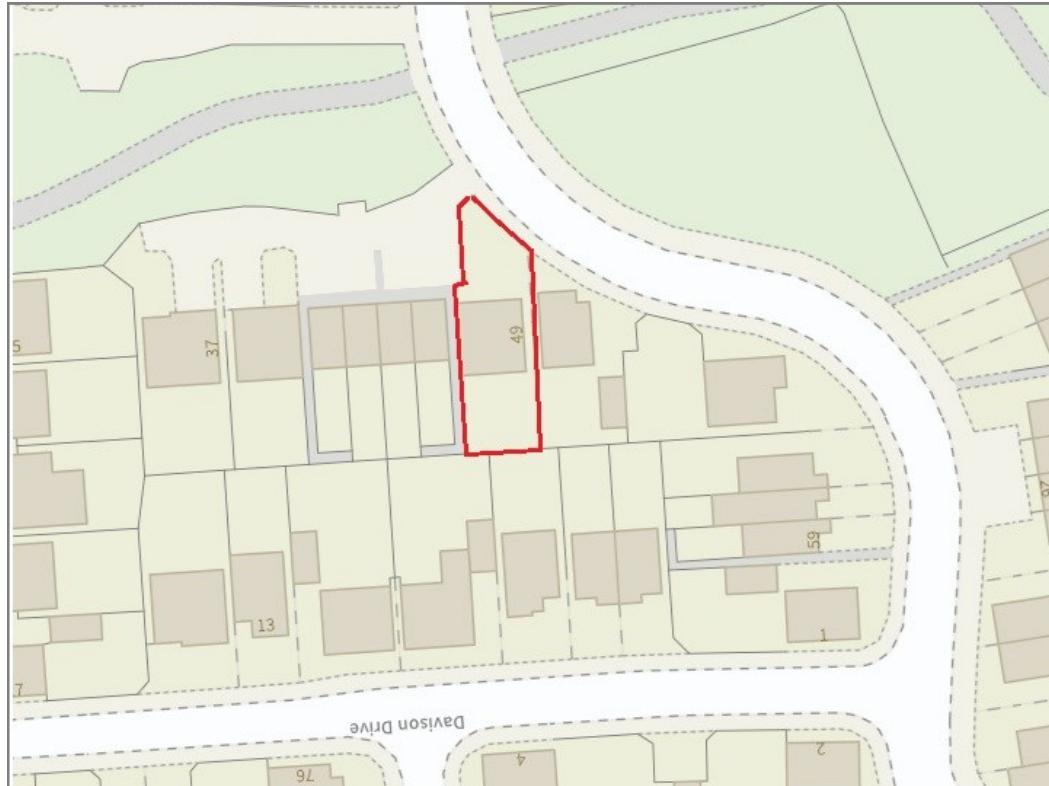


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Tenure

**Freehold**

Local Authority

**Shropshire Council**

Council Tax

**Band D**

EPC Band

**Band B**

Services

**All mains services are connected**

**rightmove** 

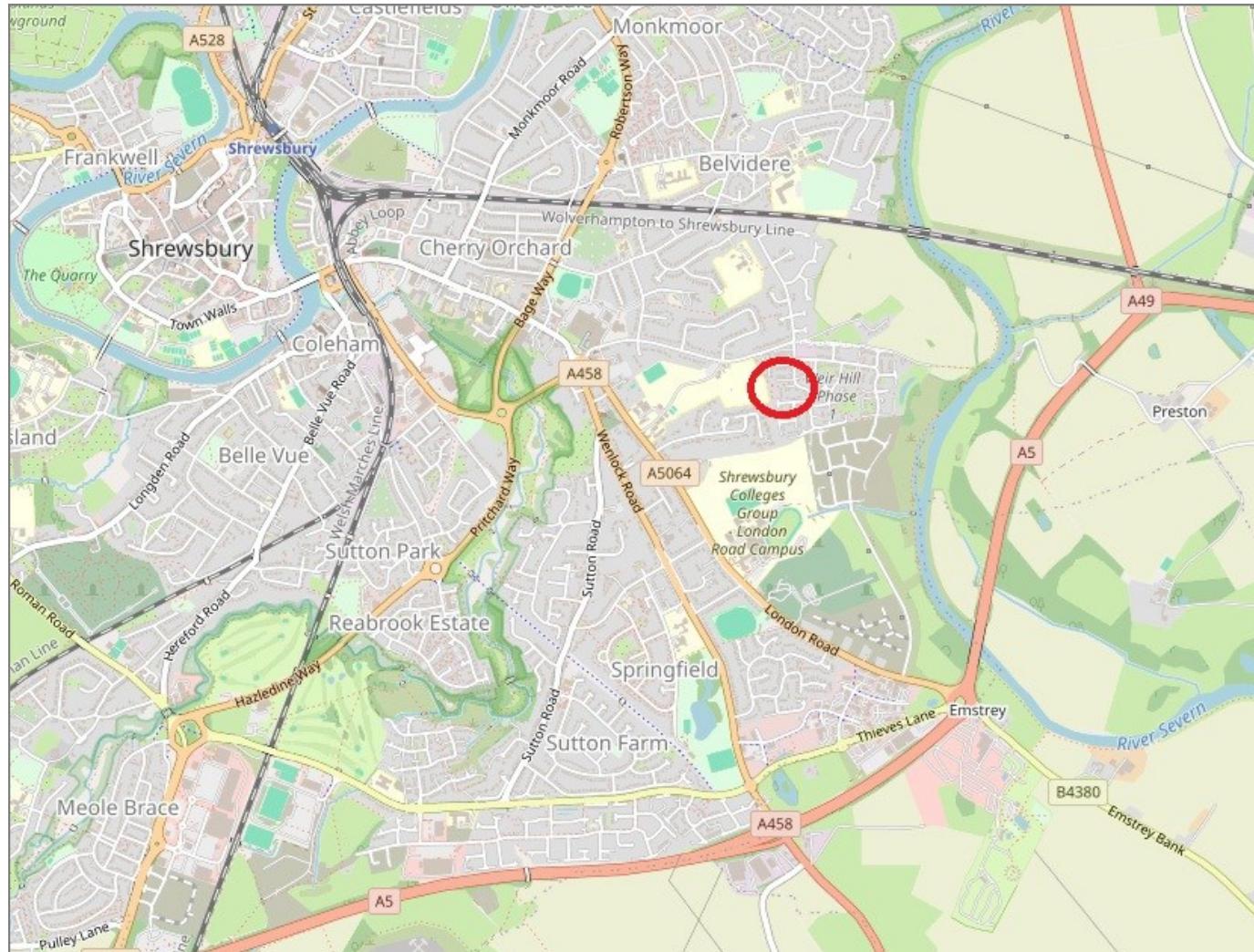
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