



84 Drapers Rise, Sweetlake Meadow, Shrewsbury, SY3 9FN

4 bedroom detached house — £535,000 Freehold

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sales@cgpooks.co.uk

This impressive detached house offers well-proportioned and thoughtfully designed accommodation, finished to a high standard throughout. The property is situated on a quiet and private cul-de-sac within a popular modern development, benefiting from a lovely outlook to both the front and rear.

KEY FEATURES

- Good sized entrance hall with bespoke under stairs storage and cloakroom
- Living room with feature fireplace and wood burner as well as bay window to front
- Impressive open plan kitchen/dining room with window and glazed double doors opening to the rear garden
- A range of stylish units to the kitchen area, complete with integrated appliances and breakfast bar
- Separate study/home office and utility room with access to both the integral garage and garden
- From the hallway a staircase leads to a spacious landing area which has additional storage
- Two large double bedrooms, both having fitted wardrobes and well-appointed en-suite shower rooms
- A further two double bedrooms and separate family bathroom
- The loft has been fully boarded (equating to 25 sqm of storage space) with widened hatch and telescopic ladder added
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped rear garden, laid to lawn with raised borders and extended paved sun terrace
- Block paved driveway to front providing parking and access to garaging
- This property was built by reputable local builder, SJ Roberts, and has been improved to provide practical and stylish accommodation including upgraded breakfast bar, wood-effect tiled flooring, fitted shutters and storage, feature panelling in the living room, family room and master bedroom, decoration throughout and full landscaping of the garden
- Right next to open countryside and the Mousecroft nature reserve, as well as being just a short walk from both Priory and Meole secondary schools

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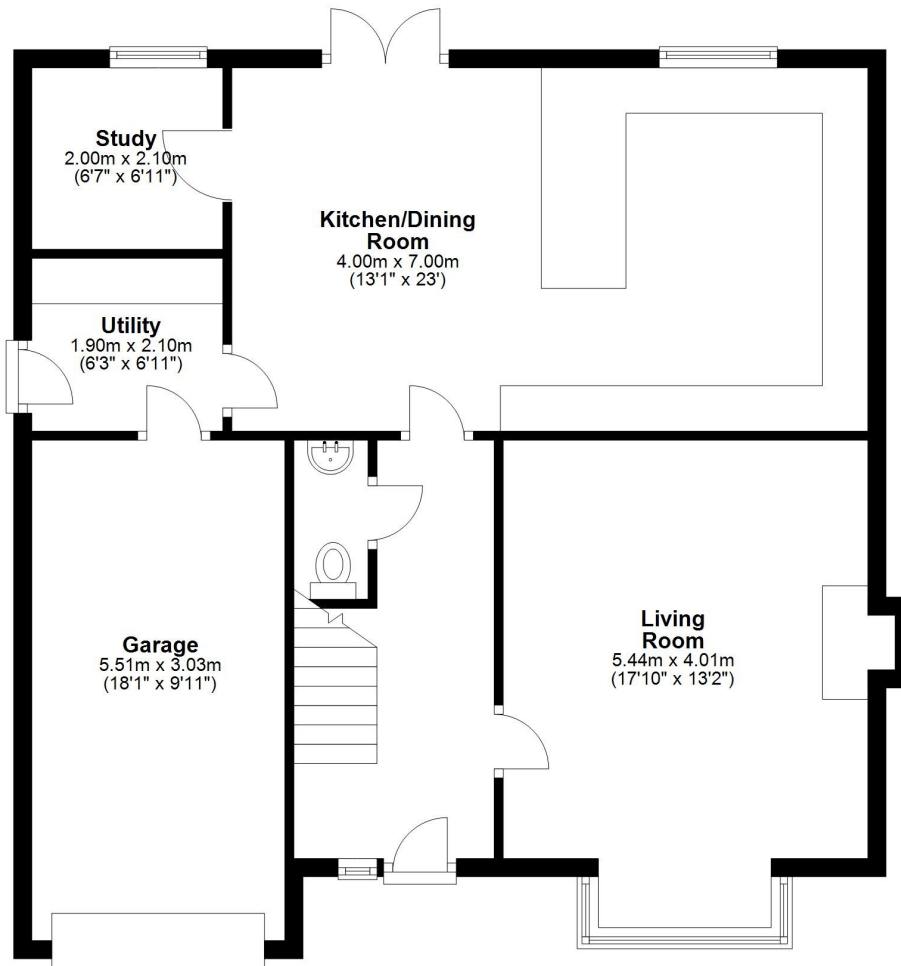
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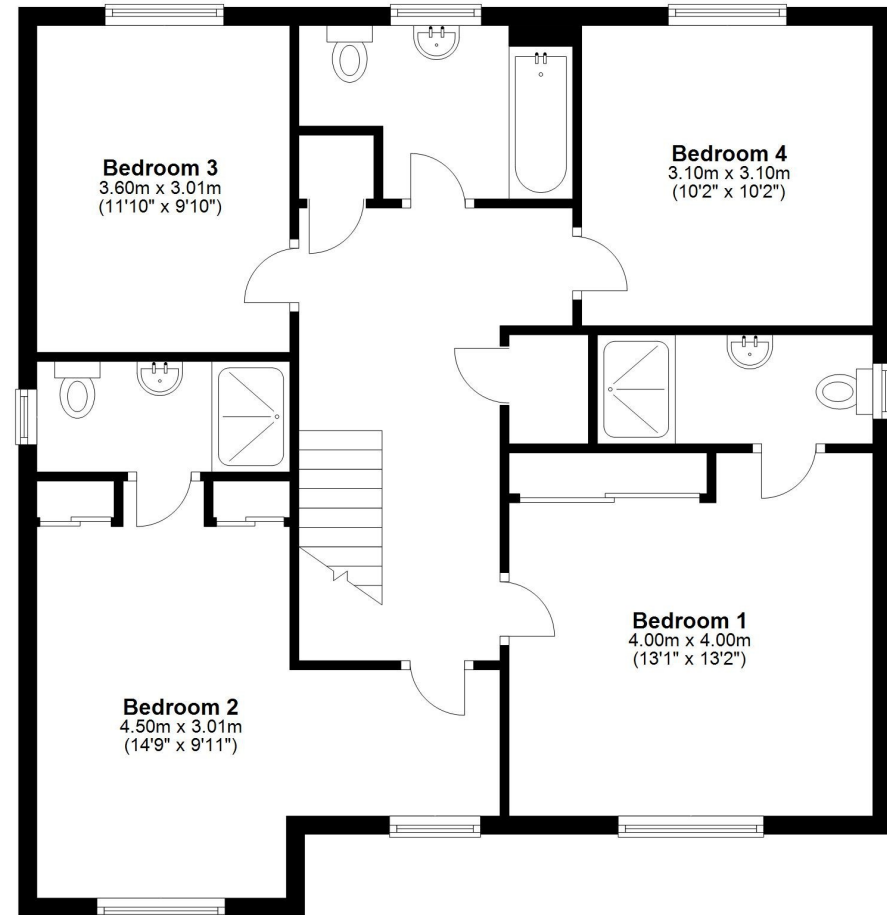
Ground Floor

Approx. 76.3 sq. metres (820.9 sq. feet)



First Floor

Approx. 82.5 sq. metres (887.9 sq. feet)



Total area: approx. 158.8 sq. metres (1708.9 sq. feet)









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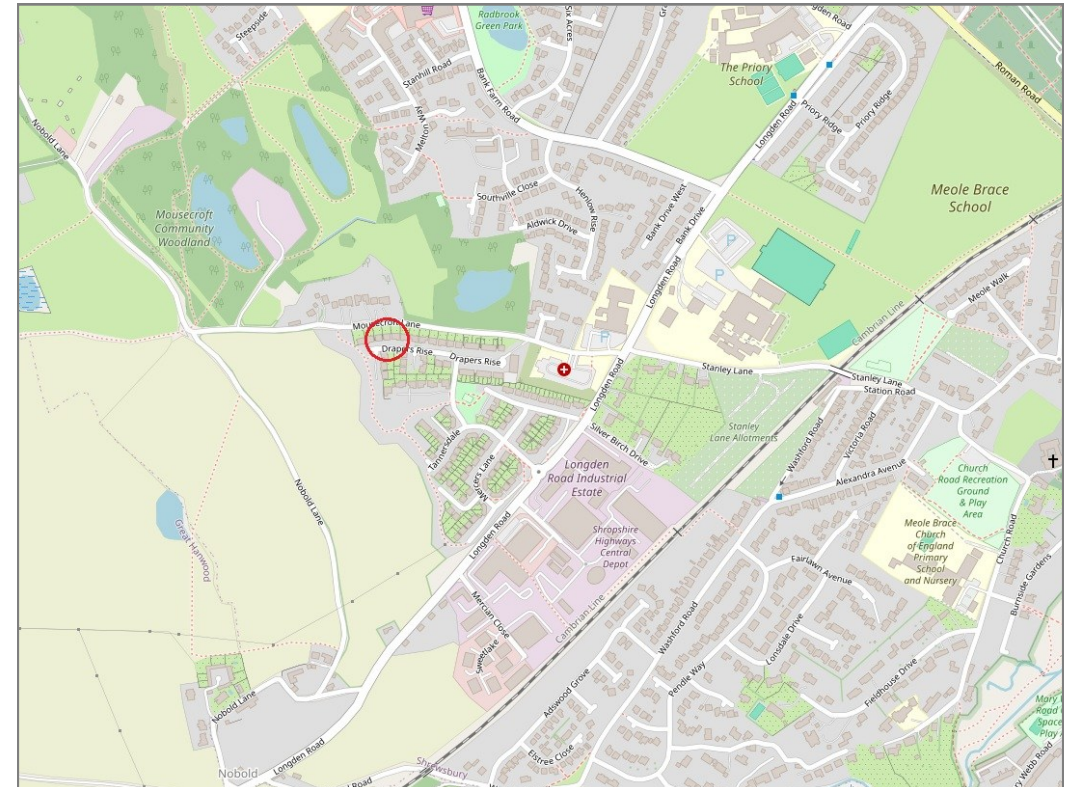
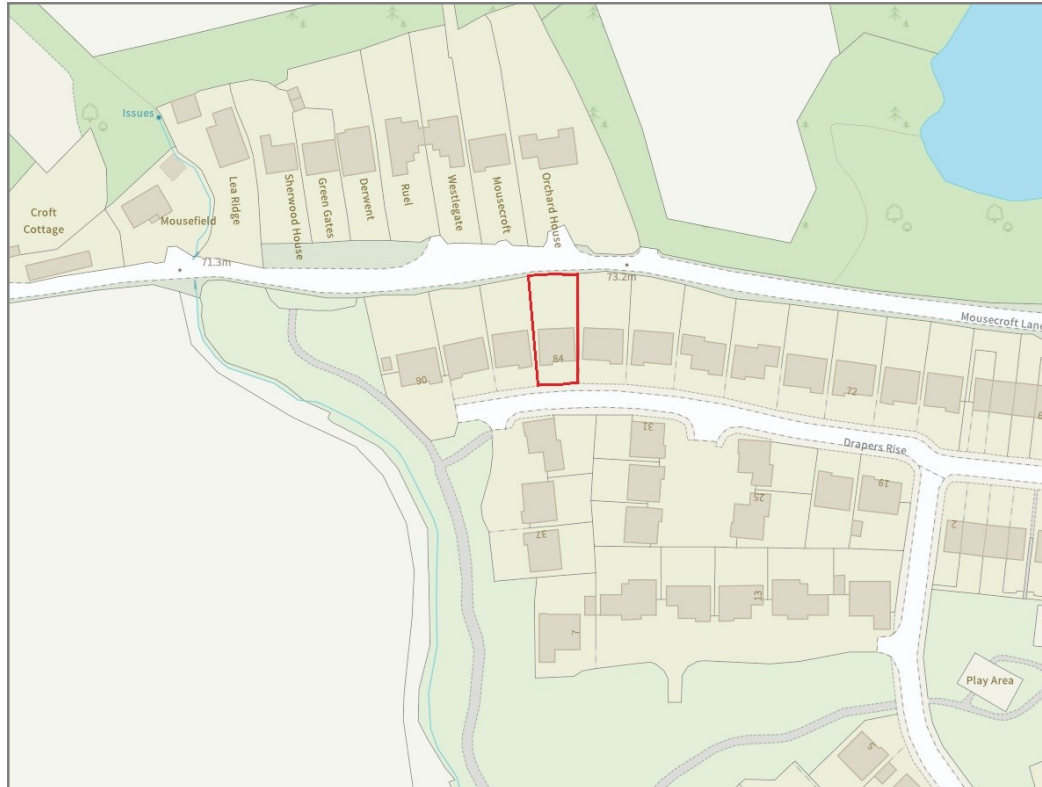
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	Band B
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

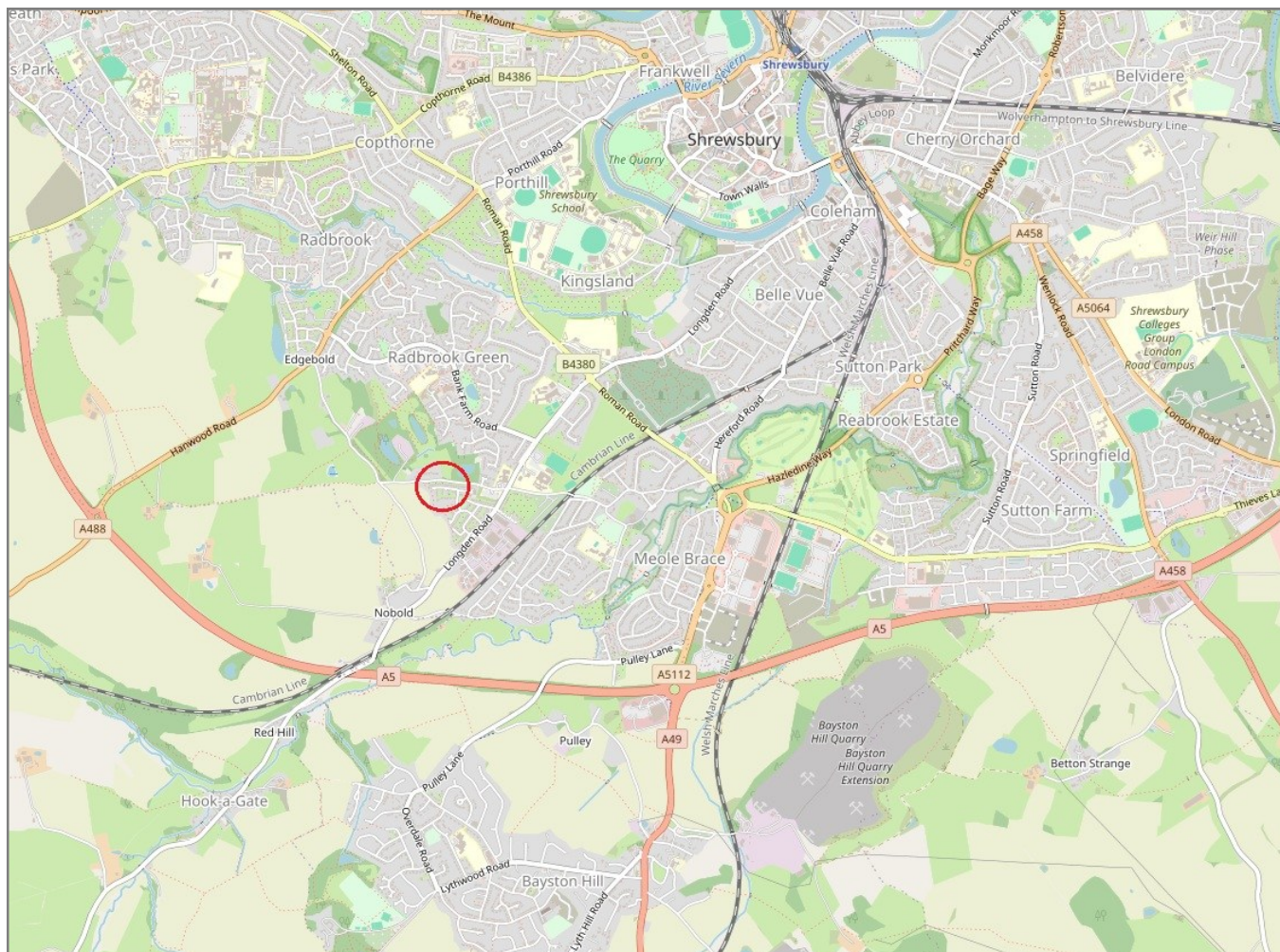
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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