

2 Hopton Drive, Sundorne, Shrewsbury, Shropshire, SY1 4QA

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**Offers In The Region Of £219,995**

Viewing: strictly by appointment through the agent



Situated within this convenient and favoured residential location, this is a particularly spacious and well proportioned three bedroom semi detached house which occupies a pleasant cul-de-sac position. The property is within easy reach of a variety of excellent local amenities and is within striking distance of the Shrewsbury bypass linking up to the M54 motorway network. This property will appeal to many prospective purchasers and a viewing is recommended.

The accommodation briefly comprises the following: Hallway, lounge, dining room, kitchen, first floor landing, three bedrooms, shower room, front and good size well established rear enclosed gardens, brick paved driveway, garage with useful internal store, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

#### Hallway

Having radiator, upvc double glazed window to side, telephone point, wall mounted thermostat control unit, under-stairs storage cupboard.

Wooden framed glazed door from hallway gives access to:

#### Lounge

12'8 x 11'5  
Having upvc double glazed window to front, log effect gas fire set to a marble hearth with matching fire surround and timber mantle, coving to ceiling.

Doorway from lounge gives access to:

#### Dining room

9'11 x 8'10  
Having radiator, upvc double glazed sliding patio door giving access to rear gardens.

Arch from dining room and wooden framed door from hallway gives access to:

#### Kitchen

9'10 x 9'11  
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink with mixer tap over, tiled splash surrounds, tiled floor, upvc double glazed window to rear, radiator, part glazed wooden framed service which gives access to garage.

From hallway stairs rise to:

#### First floor landng

Having upvc double glazed window to side, loft access housing the gas fired central heating boiler, linen store cupboard.

Doors from first floor landing then give access to: Three bedrooms and shower room.

#### Bedroom one

11'0 x 10'5  
Having upvc double glazed window to front, radiator.

#### Bedroom two

11'0 x 9'9  
Having fitted double wardrobe and double shelved storage cupboard, upvc double glazed window to rear, radiator.

#### Bedroom three

7'8 x 7'4  
Having upvc double glazed window to front, radiator.

#### Shower room

Having corner tiled shower cubicle, wash hand basin, WC, upvc double glazed window.

#### Outside

To the front of the property there are lawned gardens with inset shrubs, mature bushes to side and low rise brick wall screening the pedestrian pathway. To the side of this gated access then leads to a brick paved driveway which gives access to:

#### Garage

16'7 x 8'3  
Having up and over door, glazed window to rear. To the side of the garage there is a:

#### Small brick store

7'0 x 4'7

#### Rear gardens

To the rear of the property there is a good size garden having paved patio area with outside security light, lawn gardens with paved pathway to side, a variety of mature shrubs and bushes. The rear gardens are enclosed by 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 B

#### 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).

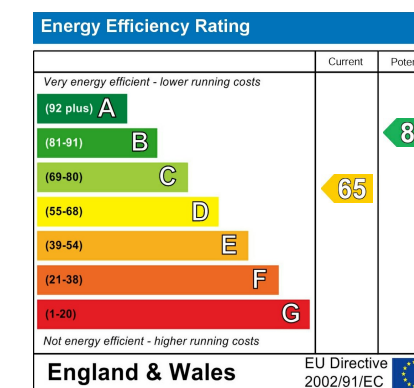
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#### Disclaimer

Any areas / measurements are approximate only and

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## FLOORPLANS

