

19 Drapers Rise, Sweetlake Meadows, Shrewsbury,  
Shropshire, SY3 9FL

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**Offers In The Region Of £550,000**

Viewing: strictly by appointment through the agent

Occupying a pleasant corner plot position within this favoured modern residential development constructed by renowned local builders SJ Roberts, this is a spacious and well presented, modern four double bedroom detached house. The property is within close proximity to highly regarded schooling, an array of excellent amenities and is well placed for easy access to the Shrewsbury town centre and local bypass. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, bay fronted lounge, spacious open plan kitchen/diner./family room with a range of built-in appliances, utility room, first floor landing, master bedroom with dressing room and en-suite shower room, guest bedroom with en-suite shower room, two further double bedrooms, modern family bathroom, front, side and part walled rear enclosed southerly facing rear gardens, brick paved driveway, garage, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Double glazed entrance door with UPVC double glazed window to side gives access to:

**Reception hallway**

Having tiled floor, radiator, under-stairs storage cupboard, wall mounted alarm control panel and Nest digital control thermostat control unit.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, heated chrome style towel rail, tiled floor, UPVC double glazed window to front.

Door from reception hallway gives access to:

**Bay fronted lounge**

17'7 max into bay x 12'11  
Having walk-in UPVC double glazed bay window to front, radiator, attractive coal effect electric stove with timber mantel above.

Door from reception hallway gives access to:

**Spacious kitchen/diner family room**

28'6 x 12'5 max reducing down to 11'7  
The kitchen/diner area comprises: modern eye level and base units with built-in cupboards and drawers, two AEG integrated ovens, fridge freezer, dishwasher, induction hob with stainless steel cooker canopy, Silestone fitted worktops with inset 1 1/2 sink with mixer tap over, recessed spotlights to ceiling, UPVC double glazed window to rear, tiled floor, UPVC double glazed French doors giving access to rear gardens, radiator.

The family area comprises: UPVC double glazed window to rear, TV SKY points, tiled floor, radiator, large under-stairs storage cupboard with pressurised water system.

Door from kitchen/diner family room gives access to:

**Utility room**

12'4 x 5'0  
Having base unit, fitted Silestone worktop with inset sink and mixer tap over, space for appliances, wall mounted Valiant gas fired central heating boiler, UPV double glazed window to rear, tiled floor, service door to garage.

From reception hallway stairs rise to:

**First floor landing**

Having radiator, UPVC double glazed window to front, linen store cupboard.

From first floor landing doors then give access to: Four good size bedrooms and family bathroom.

**Bedroom one**

14'10 x 13'0  
Having UPVC double glazed window to front, radiator.

From bedroom one access is then given to:

**Dressing room**

7'5 x 5'11  
Having fitted wardrobe, radiator, UPVC double glazed window.

Door from dressing then gives access to:

**En-suite shower room**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, tiled floor, UPVC double glazed window to side, recessed spotlights to ceiling.

**Bedroom two**

13'9 excluding recess x 9'5  
Having two UPVC double glazed windows to front, fitted double wardrobe, radiator.

Door to:

**En-suite shower room**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, heated chrome style towel rail, UPVC double glazed window to side, recessed spotlights and extractor Fan to ceiling.

**Bedroom three**

13'0 max into recess x 10'2  
Having UPVC double glazed window to rear, radiator, fitted double wardrobe.

**Bedroom four**

10'3 x 9'0  
Having UPVC double glazed window to rear, radiator.

**Family bathroom**

Having a four piece suite comprising: tiled shower cubicle, panel bath, low flush WC, pedestal wash hand basin, part tiled to walls, UPVC double glazed window to rear, recessed spotlights to ceiling, heated chrome style towel rail, tiled floor.

**Outside**

The property occupies a pleasant corner plot position. The front and side gardens of the property are laid to lawn. To the side of this there is a brick paved driveway providing ample off street parking access is then given to:

**Garage**

17'9 x 8'11  
Having up and over door, fitted power and light, UPVC double glazed service door to side.

**Rear gardens**

To the rear of the property there is southerly facing good size rear garden having large paved patio /sun terrace, outside cold tap and lighting point, lawn garden, cover raise decked area, mature shrubs and bushes, timber garden shed. The rear gardens are enclosed by brick walling and 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 E**

**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**

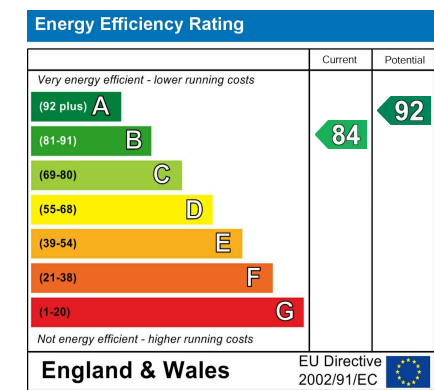
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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**FLOORPLANS**