



3Drabble Close Shifnal TF11 9QN

A Fabulous Impressively Extended Four Bedroom Residence exuding style, comfort and luxury living of generous proportions catering perfectly for today's family lifestyle. The property sits within a prestigious Shifnal development of high quality modern family homes bordering the Shropshire countryside yet local schools and the town's excellent range of welcoming restaurants, shops, traditional pubs and cafes along with medical and dental practices are all within easy reach. After stepping through the front door into the entrance hall accommodating a ground floor Guest Cloakroom along with a most useful cloaks hanging cupboard a delightful inviting Lounge offers a cosy retreat after a busy day. The extensive Wow Factor bespoke Dining Kitchen/Family Room finished to an exceptional standard forming the heart of this home is most appealing with its lantern roof combined with a tall ceiling and bi fold doors to the rear garden maximising natural light. There's also a wealth of space for family and friends to gather in comfort and style around the largest of tables to enjoy culinary delights. Upstairs is equally impressive with a Principal Bedroom boasting an En suite and three further generous bedrooms served by the attractively appointed Family Bathroom. Adding further appeal the detached converted garage offers a Home Office as well as a separate storage facility perfect for working from home and the south facing rear garden enjoys a sunny aspect for dining al fresco with family and friends. Road and rail networks are also particularly convenient with regular train services running from Shifnal station to Telford, Shrewsbury, Birmingham and beyond, along with the M54 motorway networks being easily accessible at junction 3 and 4.

Overview

- A Fabulous Extended Four Bedroom Family Home presented to a Show Home standard
- Sought after cul de sac position within a desirable modern Shifnal development only a short distance to local schools and the town's amenities
- Downstairs Guest Cloakroom along with a most useful cloaks hanging cupboard perfect for accommodating outdoor clothing and muddy boots
- An inviting cosy Lounge
- Extensive Wow Factor bespoke Dining Kitchen/Family Room
- Principal En Suite Bedroom and three further good sized bedrooms served by a family bathroom
- Detached Converted Garage housing a Home Office and providing a separate storage facility
- South facing lawned rear garden perfect for dining al fresco on the eye catching porcelain tiled patio
- Full double glazing and combi gas central heating



ACCESS The property sits behind a lawned front garden inset with shrubs and a tarmac driveway having an EV charging point alongside, extends along to the detached converted garage.

ACCOMMODATION A tiled canopied entrance porch with a composite entrance door opens to the welcoming **ENTRANCE HALL** With a radiator, displaying eye catching wall panelling alongside the staircase to the upper floor and having a meter cupboard, two ceiling lights and high quality vinyl flooring adding a sumptuous finish extending into further downstairs rooms. In addition doors give access to a cloaks hanging cupboard and the **DOWNSTAIRS GUEST CLOAKROOM** With downlighting, ceiling lighting, an extractor fan, radiator and a suite comprising of a pedestal hand wash basin and W.C. An attractive part glazed door opens to the **LOUNGE** Having a front facing aspect inset with slatted blinds, carpet, down lighting, radiator and featuring wall to wall cupboards, one housing the combi gas central heating boiler. An attractive part glazed door opens to **DINING KITCHEN/FAMILY ROOM** With so much natural light beaming in through the orangery style roof along with a rear aspect window along with the bifold doors. The kitchen showcases an extensive array of wall to wall contemporary cabinets, soft close drawers, a larder unit and contrasting work surfaces incorporating a ceramic one and a half bowl sink with a mixer tap. In addition a large island providing even more storage cupboards, work space and shelving is inset with an induction hob having the benefit of a concealed filtered extraction unit. Furthermore the kitchen is well equipped with integrated appliances having a double oven with a microwave and grill, two fridges, two freezers, dishwasher and a washing machine. Lighting is well catered for too having down lighting and three ceiling lights over the island. There's also a built in pantry offering space for further kitchen essentials, a radiator giving warmth and so much space for dining with family and friends.

A carpeted balustrated staircase rises from the entrance hall to a **GALLERIED FIRST FLOOR LANDING** With a loft access hatch, radiator, carpet and two ceiling lights. **PRINCIPLE BEDROOM** Overlooking the frontal aspect and having carpet, radiator, ceiling lighting. **EN SUITE SHOWER ROOM** Flooring is laid to high quality vinyl, and the walls are fully tiled creating a stylish finish. In addition there's a heated chrome ladder towel rail, extractor fan, down lighting, and a suite comprising of a shower enclosure with an electric shower over, a pedestal hand wash basin and a W.C. **BEDROOM TWO** A further frontal aspect room having carpet, ceiling light point and a radiator. **BEDROOM THREE** Having a rear aspect, carpet, ceiling light point and a radiator. **BEDROOM FOUR** Also having a rear aspect, carpet, ceiling light point and a radiator. **FAMILY BATHROOM** Beautifully appointed with down lighting, a chrome heated ladder towel rail, attractively tiled walls and a suite comprising of a panelled bath with a thermostatic shower over with hand held attachment, pedestal hand wash basin with mixer tap and a W.C. **REAR GARDEN** Enjoying a sunny south facing aspect, a well kept lawn with a timber raised flower border and displaying a patio laid with porcelain paving continuing along to the gated side aspect housing a timber garden shed providing an excellent storage facility and there's also an abundance of space for other family essentials. **DETACHED CONVERTED GARAGE PROVIDING BOTH A HOME OFFICE AND A SEPARATE STORAGE FACILITY** Of brick and tile construction giving storage within the apex roof space and having a roller shutter main access door, power sockets, lighting and giving extra room to house white goods. **HOME OFFICE** Sitting to the rear of the conversion with a door from the garden and having an electric ,panel heater, down lighting, ceiling hatch to a boarded loft giving storage, power points and lighting.

SHROPSHIRE COUNCIL TAX BAND: D

EPC RATING: B

DIRECTIONS: SAT NAV POST CODE: TF11 9QN What3words//panic.bolsters.situation



