

79 Watts Drive Shifnal TF11 8FQ

Welcome to 79 Watts Drive a Fabulous Four Bedroom Detached Home with much kerb appeal and a well planned design combining a traditional style with tasteful high quality contemporary finishes of modern luxury. This delightful property forms part of a prime Shifnal development off Haughton Road on the fringe of the town with local schools and everyday amenities within easy reach along with children's parks, play areas and walks within the Shropshire countryside. Shifnal also enjoys a busy social calendar hosting events in the community hall along with a carnival and a traditional fair during the summer for all to enjoy, and the town is well served with independent shops, restaurants, traditional pubs and cafes as well as a post office and medical practice. Stepping through the front door you will be impressed with the welcoming entrance hall setting the stage for the wonderful accommodation you are about to see beginning with a guest W.C. combined with a utility area, the inviting stylish Living Room, a haven of comfort featuring a panelled wall along with a media wall and plenty of space for the family to cosy up and unwind overlooking the enviable open outlook. In addition a second reception room offers the flexibility for use as a study or a children's playroom. Sitting to the rear of the property forming the heart of the home an extensive full width Dining Kitchen showcases an array of wow factor sleek cabinets, work surfaces and bi fold doors maximising natural light. A further highlight of this wonderful home is the the detached converted garage creating both a storage facility and a studio/home office. Furthermore the south facing garden enjoying a sunny aspect offers a perfect spot to gather with friends and family for summer dining. Road and rail networks are also particularly convenient with regular train services running from Shifnal station and the M54 motorway networks being easily accessible via junction 3 and 4.

ACCESS The property sits at the far end of Watts Drive fronted by an extensive grassed area and a tree lined outlook and a porcelain tiled pathway bordered with decorative gravel gives access. The tandem tarmac driveway with an EV charging point alongside extends towards the detached converted garage and gated access to the rear garden.

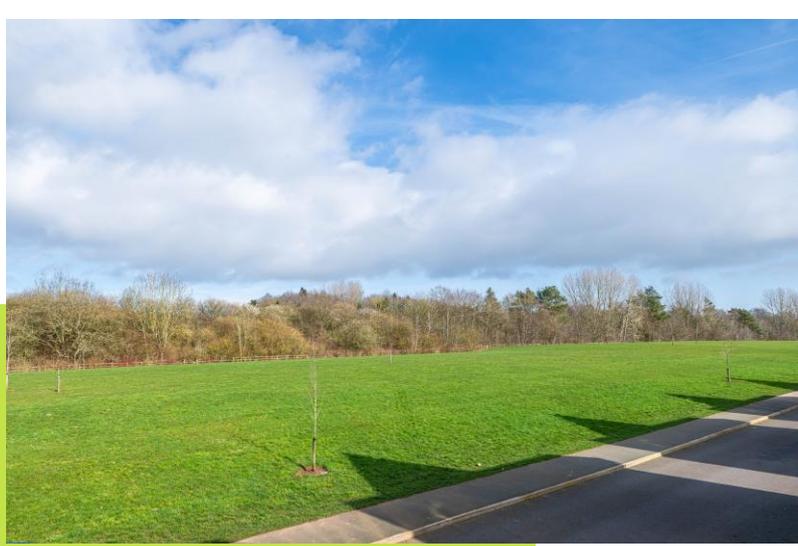
A tiled canopied entrance porch with a composite entrance door opens to the **ENTRANCE HALL** Laid with eye catching high quality vinyl flooring flowing into a downstairs guest cloakroom/utility and the dining kitchen creating a wonderful highlight and a warm welcome. The hall also accommodates a staircase to the upper floor with a storage cupboard beneath, a radiator and two ceiling light points. **DOWNSTAIRS GUEST W.C./UTILITY** Stylishly appointed with a quartz work surface having space and plumbing beneath for a washing machine and dryer, a radiator, ceiling light, a pedestal hand wash basin and a **W.C.** **LIVING ROOM** Creating a wonderful highlight the room features a panelled wall as well as a media wall featuring a contemporary electric fire and space for a large t.v. Flooring is laid to plush carpet, two ceiling light points provide excellent illumination along with natural light from the dual aspect windows and two radiators create warm. **SECOND RECEPTION ROOM** Front facing and providing the flexibility for use as a study or a children's playroom having flooring laid to carpet, a radiator and a ceiling light point. **OPEN PLAN DINING KITCHEN** Sleek contemporary cupboards and soft close drawers adorn the walls topped with contrasting quartz work surfaces and upstands extending to a breakfast dining area along with a one and a half bowl stainless steel sink and drainer, a five ring gas hob with stainless steel chimney filter extractor over, down lighting within the kitchen area and the combi gas central heating boiler is also housed discreetly within a wall mounted cupboard. In addition integrated appliances include a fridge/freezer, dishwasher and a double oven with grill. There's also ample space in the further area of the room fitted with a radiator and a ceiling light point over the dining area, perfect for housing a large family dining table and the bi fold doors framing the garden certainly add the perfect finishing touch.

A carpeted balustraded staircase rises from the entrance hall to the **FIRST FLOOR SPLIT LANDING** With a ceiling hatch to loft space, built in storage cupboard, ceiling light point, radiator and carpet. **PRINCIPLE BEDROOM** Overlooking the frontal aspect and having carpet, a ceiling light point, radiator, a built in drawer unit and open access into a **DRESSING AREA** fitted with an array of mirrored wardrobes. **EN SUITE SHOWER ROOM** Having a privacy window, down lighting, a heated chrome ladder towel rail, attractively tiled walls and flooring, a spacious shower enclosure with a fixed rainhead shower and hand held attachment, vanity unit inset with hand wash basin, **W.C.** **BEDROOM TWO** Also a front facing room boasting built in wardrobes with shelving, carpet, ceiling light point and carpet. **BEDROOM THREE** Overlooking the rear aspect having carpet, ceiling light point, radiator and built in wardrobes. **BEDROOM FOUR** Overlooking the rear aspect and highlighting a feature panelled wall, built in wardrobes and overlooking the rear aspect, carpet, ceiling light point, radiator. **FAMILY BATHROOM** A privacy window overlooks the side aspect and the room is well appointed with wall and floor tiling, down lighting a chrome heated ladder towel rail, panelled bath with screen alongside and a thermostatic shower over, vanity unit inset with hand wash basin, **W.C.** **REAR GARDEN** The thoughtfully designed garden enjoys a sunny south facing aspect with an elegant porcelain tiled terrace extending from the house perfect for outdoor dining and the artificial grassed lawn has been laid for ease of maintenance. A further useful paved area sits to the rear of the garage and the whole of the garden is fenced giving privacy with gated access to the tandem driveway. **CONVERTED GARAGE** Having power, lighting and currently in use as a Studio but also giving the flexibility for use as a Home Office to the rear with a UPVC door giving access from the garden. The further frontal area having an up and over door provides a storage facility. **SHROPSHIRE COUNCIL TAX BAND: E EPC RATING: B DIRECTIONS: SAT NAV POST CODE: TF11 8FQ**
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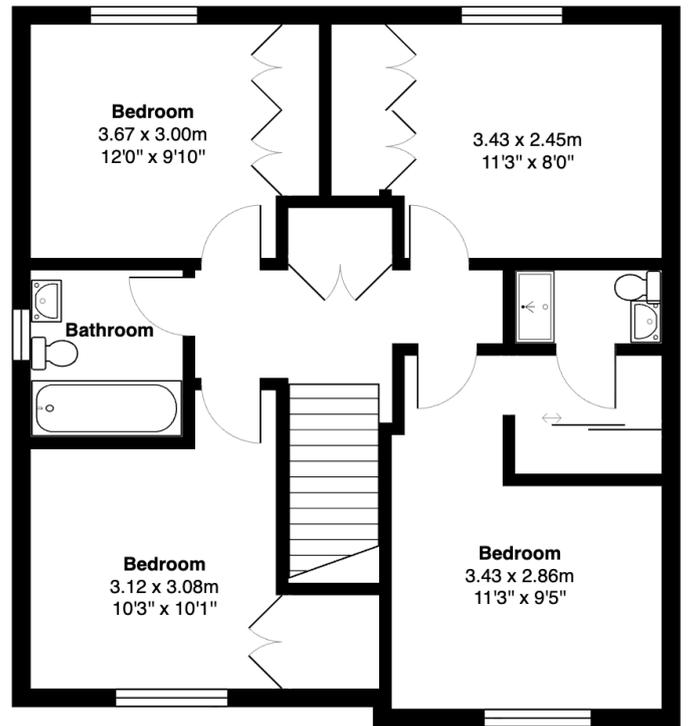
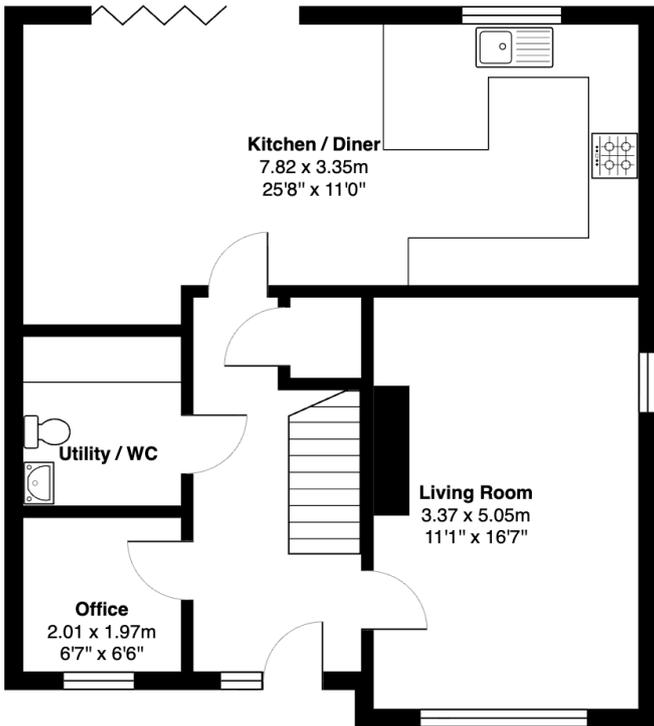
Overview

- A Fabulous Impressively Spacious 4 Bedroom Detached Home within one of Shifnal's prestigious modern developments
- Stylish and luxuriously appointed with high quality contemporary finishes throughout
- Entrance Hall accommodating a Guest Cloakroom combined with a Utility Area
- Lounge showcasing a media wall and a second Reception Room/Study/Children's Playroom
- A Superb Extensive Dining Kitchen spanning the full width of the house
- All the bedrooms are doubles with fitted wardrobes. The Principle bedroom boasts its own En Suite and walk-in Dressing Area
- Combi gas central heating, full double glazing and all the window









Total Area: 136.1 m² ... 1465 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

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