Knight Frank



25 INGLEBY WAY, SHREWSBURY, SHROPSHIRE

SY3 8BU



A CONTEMPORARY HOME WITH SPACE & STYLE

A beautifully presented five-bedroom detached family home, offering spacious and versatile accommodation in a sought-after Shrewsbury location.

4/5	3	3	EPC B

Local Authority: Shropshire Council

Council Tax band: F

Tenure: Freehold

Services : Mains water, electricity and drainage. Gas fired central heating.

Rights of Way: Access onto the driveway is shared with the neighbour

Guide Price £735,000



SITUATION

Occupying a desirable position within one of Shrewsbury's most popular residential areas, the property enjoys a convenient location with excellent access to the historic town centre, highly regarded primary and secondary schools, riverside walks, Royal Shrewsbury Hospital and the A5 road network. It's attractive setting combines convenience of town living with the comfort of an established residential neighbourhood.







THE PROPERTY

Built in 2015 by Galliers Homes, this beautifully presented detached home offers generous well-proportioned accommodation ideally suited to modern family living.

The ground floor features a welcoming entrance hall leading to a spacious sitting room, complemented by a light-filled extended family dining room, which has access to and overlooks the rear garden.

The recently refitted kitchen is thoughtfully designed, offering extensive storage and generous worktop space, together with a gas hob, three ovens, an integrated dishwasher and wine cooler. A separate utility room and cloakroom provide additional convenience. A particularly versatile feature is the substantial ground floor study/fifth bedroom, offering flexibility as a home office, playroom, guest bedroom or additional reception room. The first floor comprises four generously proportioned bedrooms, including two with en-suite shower rooms, together with family bathroom.

The property further benefits from an attached double garage, driveway parking with an electric charging vehicle point, and an enclosed rear garden with patio and raised



GARDENS

A block paved driveway to the front provides parking in front of the double garage, with shared access alongside the neighbouring property. The landscaped front garden features a lawn and topiary hedging. The private enclosed rear garden offers a patio ideal for outdoor entertaining, borders and raised lawn.

Directions (Postcode SY3 8BU)
From Shrewsbury town centre cross the Welsh Bridge towards Frankwell roundabout and take the second exit A458 (The Mount) where Ingleby Way can be found on the right-hand side.

Distances
Royal Shrewsbury Hospital 1 mile, A5 1.4 miles, Shrewsbury centre 1.7 miles.
(Distances and times approximate).

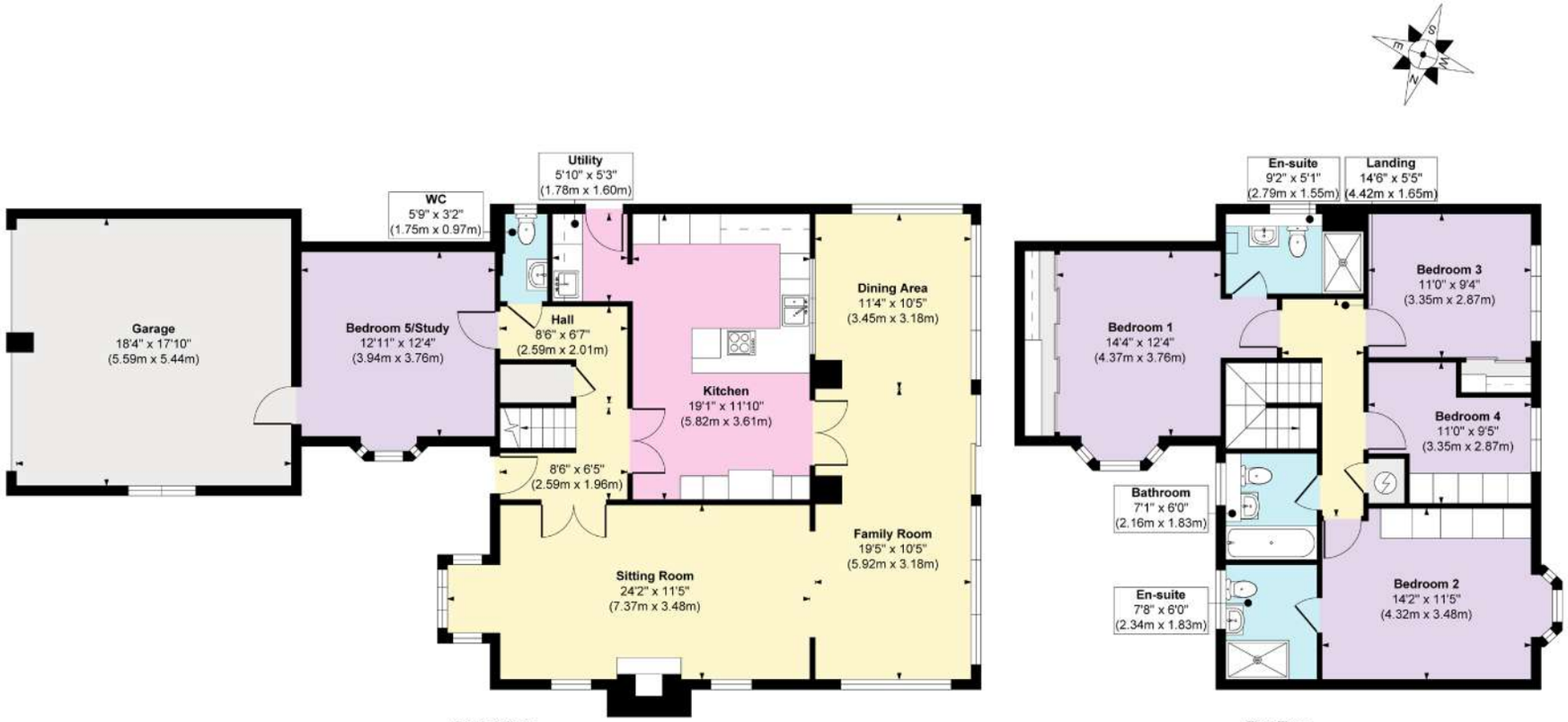
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Approx. Gross Internal Floor Area
Main House = 1986 sq. ft / 184.51 sq. m
Garage = 326 sq. ft / 30.28 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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We would be delighted to tell you more.

Lucy Blythe
01743 664202
lucy.blythe@knightframe.com

Knight Frank
9 College Hill, Shrewsbury, Shropshire
SY1 1LZ

knightfrank.co.uk

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