



17 Meares Drive, Shaw, SN5 5RJ

£425,000

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Welcome to Meares Drive, Shaw. This spacious four-bedroom link-detached house is a fantastic family home with plenty to offer. Built in 1988, the property spans an impressive 1,440 square feet, providing ample room for family living.

The property has two reception rooms; a large lounge and a second reception room currently being used as an office. Outside, the private rear garden presents a great family space, with a separate area for growing vegetables and an enclosed space perfect for dogs or a seating area. Additionally, the large driveway provides ample off-street parking, a valuable feature in the area.

This delightful home is perfect for families seeking a spacious and accessible location, with local schools, amenities and transport links within easy reach. This property is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this house your home.

#### Entrance Hall

2'11" x 14'9" (0.9 x 4.5)

Composite front door, door to WC, door to kitchen, opening to living room, stairs to 1st floor, radiator

#### W.C.

2'7" x 5'1" (0.8 x 1.55)

#### Kitchen

9'6" x 14'3" (2.9 x 4.36)

Window to front aspect, UPVC double glazed door to side, units at eye and base level with matching worktops, double integrated electric oven with induction hob and extractor fan above, integrated dishwasher, one and a half composite wash basin with mixer tap, storage cupboard with space and plumbing for washing machine and tumble dryer, space for American style fridge freezer, cupboard housing ideal Vogue Combi boiler





### Living Room

16'0" x 16'9" (4.88 x 5.13)

UPVC French doors to garden, window to rear aspect, under stairs storage cupboard, electric fireplace, two radiators, door to hallway

### Rear Hallway

5'6" x 2'7" (1.7 x 0.8)

Door to garage, storage cupboard, door to office

### Office

7'10" x 11'1" (2.4 x 3.4)

uPVC French doors to garden, radiator

### Stairs and Landing

Stairs from ground floor, window to side, storage cupboard, access to loft

### Bedroom One

9'1" x 13'1" (2.78 x 4)

Window to rear, radiator

### Bedroom Two

9'0" x 11'1" (2.75 x 3.4)

Window to front, radiator

### Bedroom Three

6'6" x 9'10" (2 x 3)

Window to front, radiator



### Bedroom Four

6'6" x 8'2" (2 x 2.5)

Window to rear, storage cupboard, radiator

### Bathroom

5'9" into 9'1" x 6'5" (1.76 into 2.78 x 1.97)

Bath with electric shower, pedestal wash basin, low-level WC, window to rear, radiator/ heated towel rail

### Garage

8'2" x 16'9" (2.5 x 5.13)

Up and over garage door, power and light, eaves storage

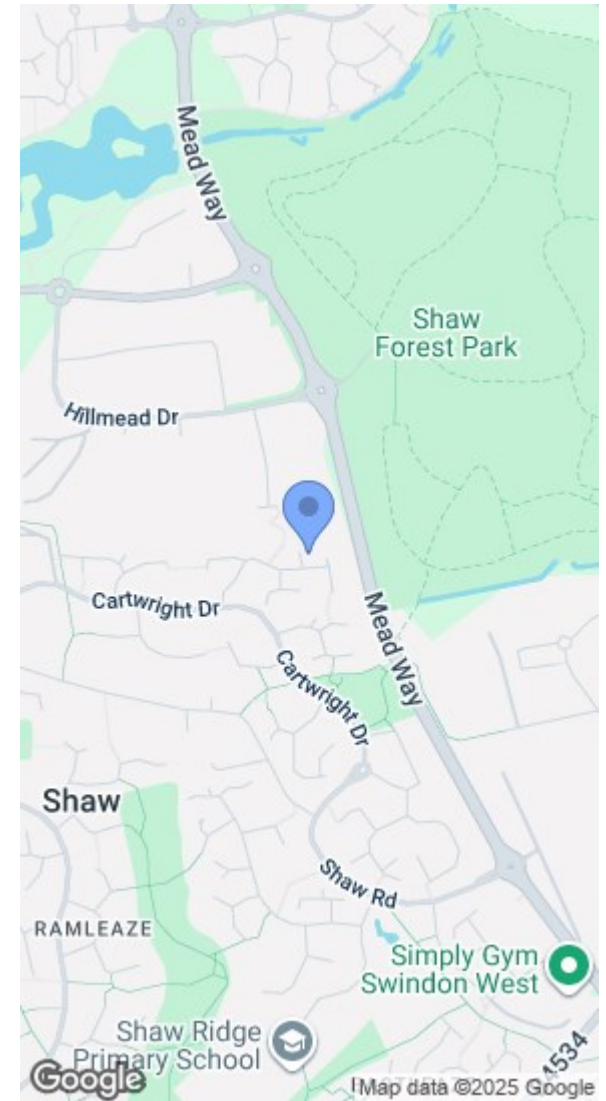
### Rear Garden

Covered patio area leading to established lawn, built-in planters, large storage shed, side access









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	