



**Oaklands, Leaton, Bomere Heath, Shrewsbury, SY4 3AR**

4 bedroom detached house—£675,000 (Offers in The Region Of) Freehold

£675,000 (Offers in The Region Of) Freehold—4 bedroom detached house

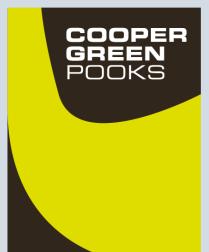
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**Occupying a fantastic plot with stunning views over open fields and surrounding countryside, this exceptionally well-presented detached house has been recently refurbished to a high standard throughout, offering thoughtfully designed accommodation, benefitting from beautifully landscaped gardens, covered courtyard and extensive gated driveway.**

## KEY FEATURES

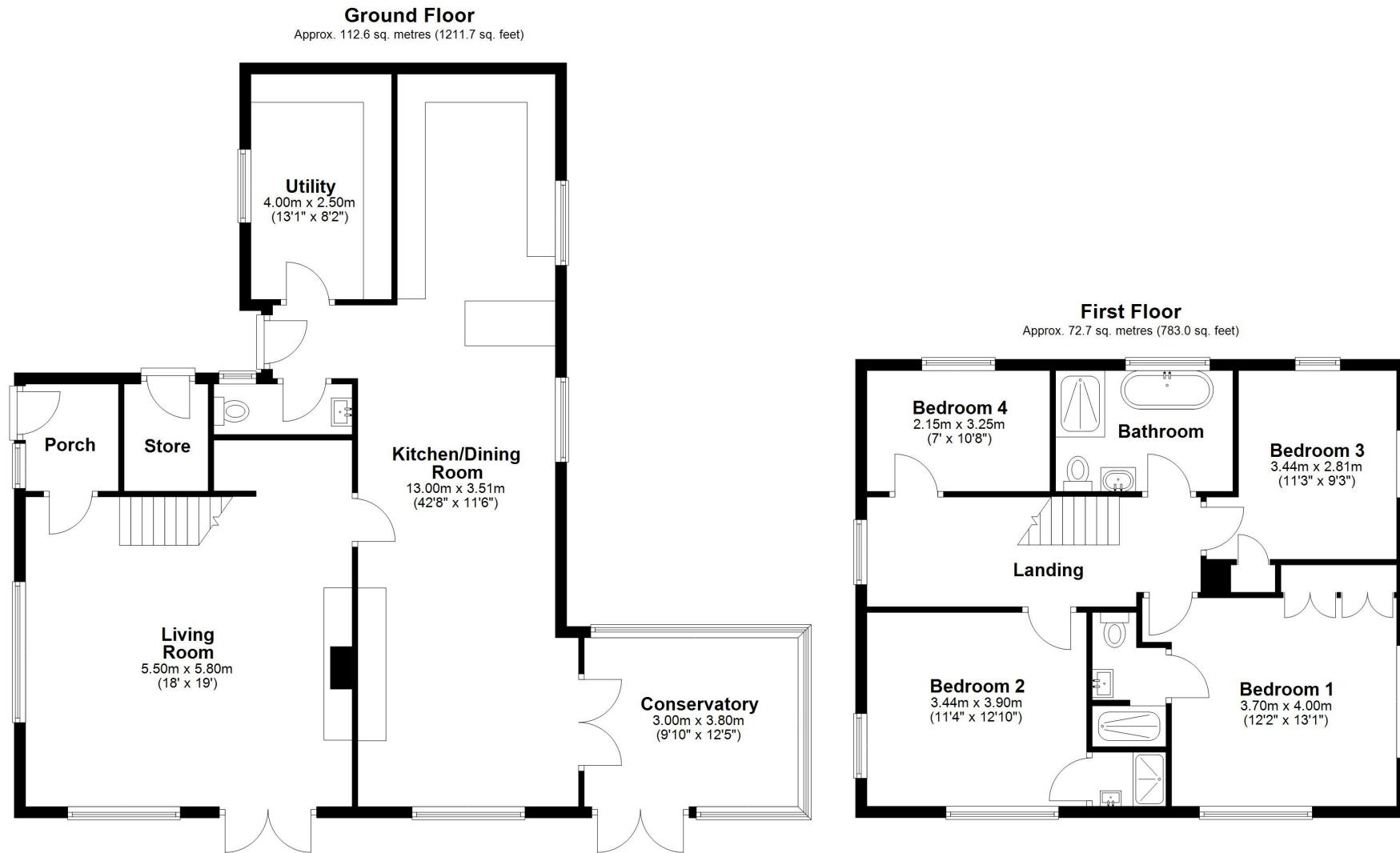
- Entrance porch opening to a large living room with feature fireplace, woodburning stove, windows to two elevations, and glazed double doors onto the garden
- Impressive open plan kitchen/dining room, complete with a range of fitted units, range-style cooker, and breakfast bar
- There is also a cloakroom, very practical and well-fitted utility, and a good-sized conservatory on the ground floor
- From the living room, a staircase leads to a light and spacious landing
- On the first floor is a master bedroom with built-in wardrobes and en-suite shower room, two further doubles and a generous single room, as well as a luxury family bathroom with separate shower and bath, and additional en-suite to bedroom two
- Due to the original design, the house benefits from plenty of natural light created by large windows, with most rooms offering views to multiple elevations
- Oil fired central heating throughout via a replacement boiler and heating system (within the last 2-3 yrs)
- Beautifully landscaped private gardens extend to both sides, front and rear, comprising areas of lawn, raised terraces, established trees, and a useful timber store. As part of the renovation, a lovely covered outdoor kitchen area has been created with further paved terrace and outdoor seating, making the most of the views over open fields in the background
- The extensive gravelled driveway provides parking for plenty of vehicles and has gated access to the front
- Oaklands is located within a very peaceful setting, just a 5-minute drive from the villages of both Baschurch and Bomere Heath, with Shrewsbury town centre being just a 10-minute drive away
- Planning permission has been granted for a rear one and two-storey extension and a double garage
- Planning reference - 25/03265/FUL

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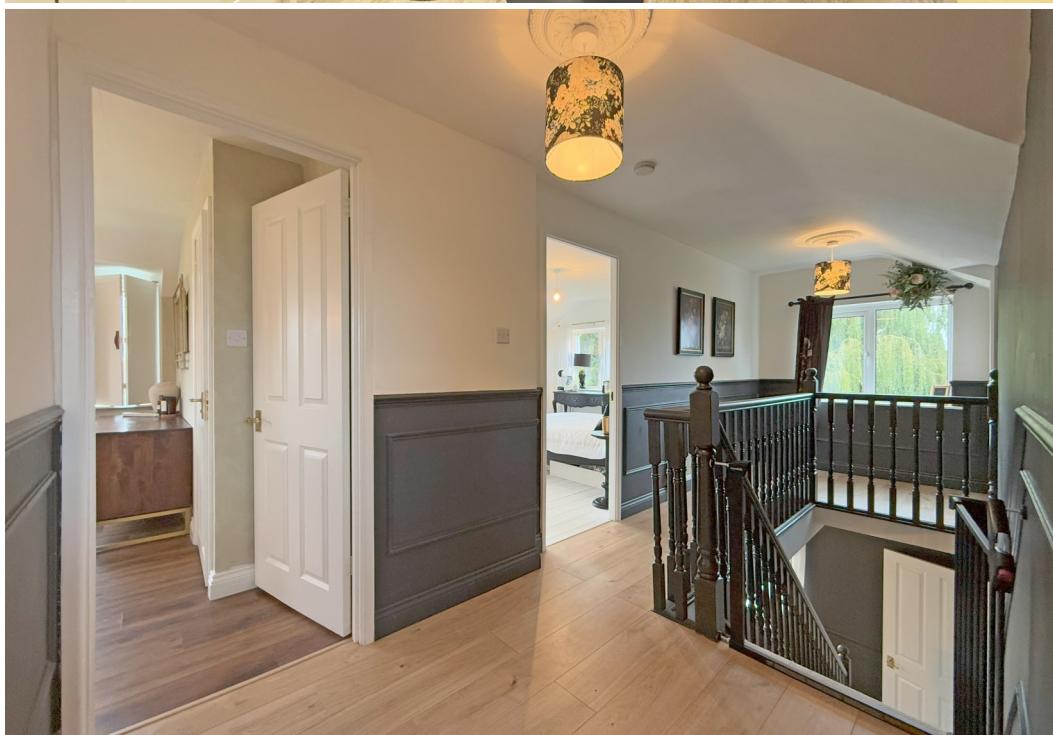
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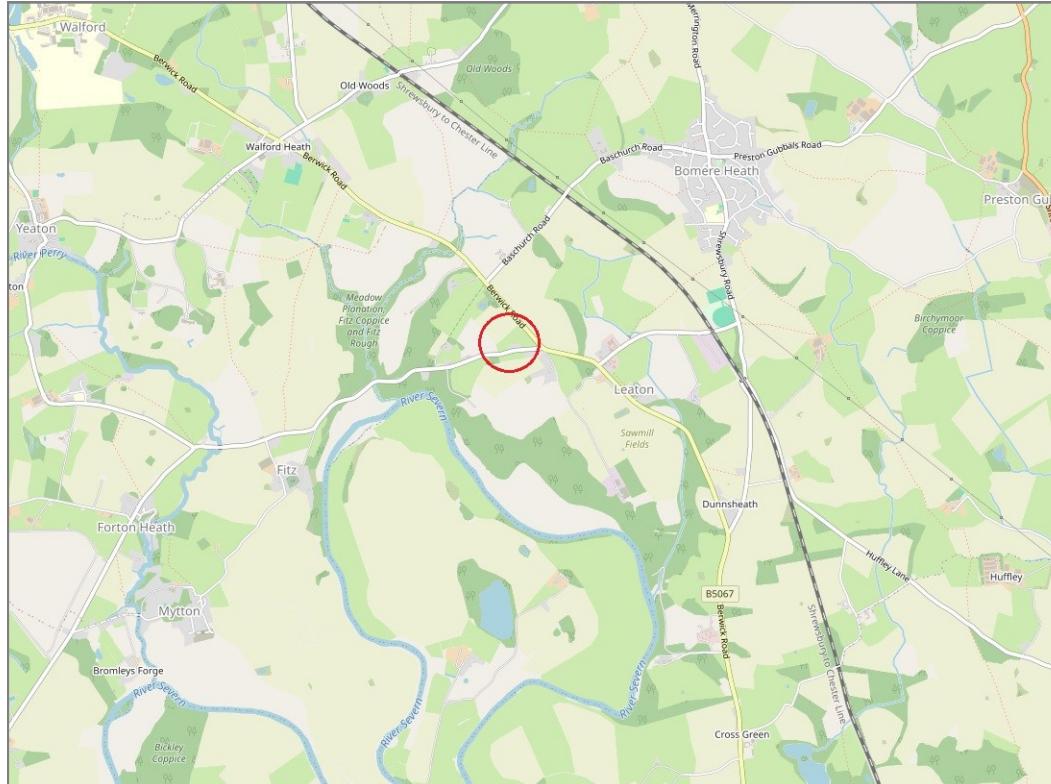
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band E
Services	Mains water and electricity. Septic tank. Oil central heating.

 **expert** mortgage advice available

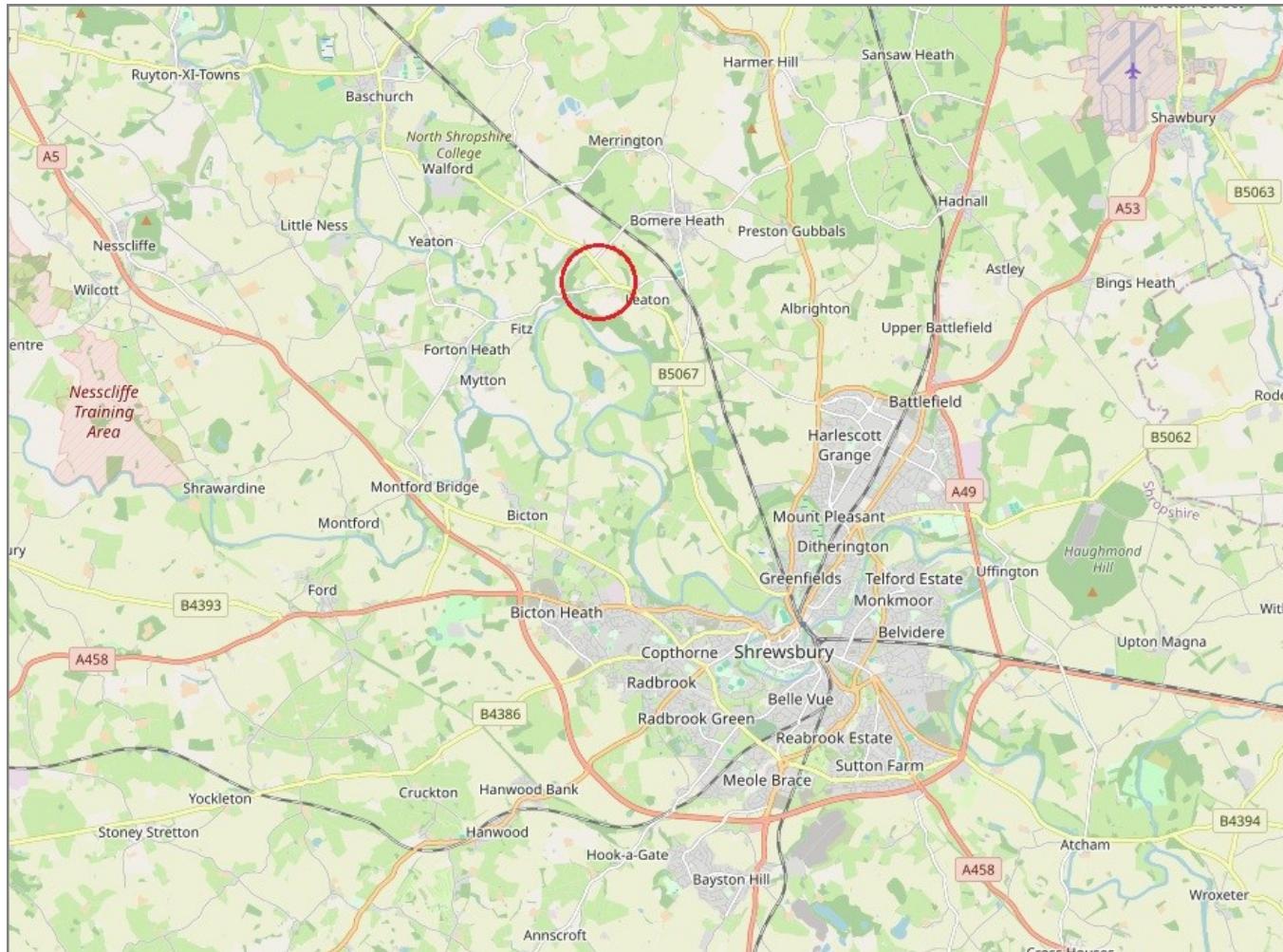
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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