

# Town & Country

Estate & Letting Agents



**Sunbrae Briggs Lane, Pant, SY10 8LD**

**Offers In The Region Of £480,000**

WITH NO ONWARD CHAIN!! Nestled in the charming village of Pant, this delightful dormer detached bungalow offers a unique opportunity for those seeking a spacious and well-maintained home. With three generously sized bedrooms, this property is perfect for families or those looking to downsize without compromising on space. The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The large gardens and grounds surrounding the property are a true highlight, offering a serene outdoor space to enjoy the far-reaching views that this fantastic location provides. Whether you wish to cultivate a garden or simply enjoy the tranquility of nature, the outdoor area is sure to impress. Inside, the property is designed for comfort and practicality. The well-maintained interiors create a warm and welcoming atmosphere, making it easy to envision yourself settling in and making this house a home. This bungalow is not just a property; it is a lifestyle choice, offering the perfect blend of spacious living and picturesque surroundings. With its prime location in Pant, you will find yourself conveniently situated to enjoy local amenities while still being able to retreat to your peaceful haven. This is an opportunity not to be missed for those seeking a delightful home in a beautiful setting.

## Directions

From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road around, turn left at the junction and proceed to the traffic lights. Turn right and head towards Morda. Proceed through Morda and turn right when reaching the bypass. Continue along until reaching Pant. Proceed into the Village and turn right just before the Cross Guns public house onto Briggs Lane. Follow the lane up until it levels out. Take the first left fork up where the bungalow will be found on the right hand side.

## Accommodation Comprises

### Rear Hallway

The good sized rear hall is a great space for boots and coats and has a tiled floor, part glazed doors leading to the garden and the covered area and doors leading to the cloakroom, log store, utility and the kitchen. The log store provides good storage and drying space for logs.

### Utility 7'7" x 7'3" (2.32m x 2.23m)



The utility has a window to the rear, tiled floor, fitted base units with work surfaces over, stainless steel sink with a mixer tap over, plumbing for a washing machine, space for a tumble drier and space for a fridge/ freezer.

### Cloakroom

The cloakroom has a window to the side, low level w.c. and a tiled floor.

## Kitchen/ Breakfast Room 11'11" x 11'3" (3.65m x 3.44m)



The bright and airy kitchen/ breakfast room is a great space to cook and entertain. Having a fitted table with bench seating and a picture window with far reaching views making a fantastic place to dine or just take in the views over a cup of tea. The kitchen is fitted with a range of base and wall units with work surfaces over, display cabinets, part tiled walls, electric oven, gas hob, integrated extractor fan, tiled floor, one and a half bowl sink with a mixer tap over, Stanley range for cooking and heating and a radiator. A door leads through to the front hallway.

### Additional Photograph



## Front Hallway



The lovely hallway has a radiator, beautiful parquet flooring, built in storage cupboard, dado rail, coved ceiling and doors leading to all ground floor rooms. A glazed door with side panels opens onto the porch.

## Porch



The porch over looks the gardens and the fantastic views beyond and has a tiled floor and patio doors leading onto the garden. Another fantastic place to just sit and relax.

## Lounge 17'7" x 10'8" (5.38m x 3.26m)



The lounge is filled with light having a window to the side with far reaching views, patio doors to the front leading onto the garden and patio, radiator, coved ceiling, lovely parquet flooring, an inset focal log burning stove with a marble hearth and surround with an oak beam over and wall lighting.

## Dining Room 13'5" x 10'9" (4.09m x 3.29m)



The spacious dining room is another great space to entertain having a bow window to the front overlooking the garden and views beyond, a window to the side, radiator, coved ceiling and a hand made oak staircase leading to the first floor.

## Bedroom One 11'10" x 10'4" (3.62m x 3.16m)



The generous sized first bedroom has a window to the side, radiator, coved ceiling and a built in double wardrobe.

## Bedroom Two 8'5" x 8'3" (2.59m x 2.52m)



The second bedroom has a window to the rear, radiator and a coved ceiling.

## Family Bathroom



The family bathroom has a window to the rear, low level w.c. ,bidet, paneled bath with a mixer tap over and shower head, wash hand basin, radiator, fully tiled walls, heated towel rail, spot lighting and a built in storage cupboard.

## To The First Floor

The staircase from the dining room leads up to the main bedroom.

## Bedroom Three 15'4" x 13'5" (4.69m x 4.10m)



The main bedroom is a fantastic size and has a velux window to the rear, radiator, exposed structural timbers and a door leading to the dressing room.

## Dressing Room 9'10" x 8'11" (3.01m x 2.72m)



The dressing room is fitted with an extensive range of floor to ceiling oak and mirror fronted built in storage cupboards and wardrobes with hanging space. There is also a built in cupboard that gives access to the loft and eaves space offering further storage.

## To The Outside



The property is located on a small side lane off Briggs Lane. The top driveway leads to the garage and the carport with access to the back of the property.

## Double Garage 26'1" x 16'6" (7.96m x 5.05m)



The large garage and workshop is another great space for people who have hobbies or require lots of storage area. having a roller style door to the

front, two windows to the rear, a door to the rear, power and lighting. There is also provision and space to install a second garage door if required.

### Carport



The adjoining car port offers further parking space along with the driveway offering space for two - three vehicles.

### Second Carport and Shed



Just to the left of the carport there is a second car port and adjoining workshop/ shed.

### Gardens



The gardens are another great feature of this wonderful home and extend to approximately 0.65

acres in total and wrap around the property. There is a stone patio that runs around to the front of the home providing lots of space to sit out and take in the location. The extensive grounds are mainly lawned with mature planting and shrubs along with wild flower areas and hedge boundaries all taking in the wonderful views of the surrounding area. There is a useful covered area to the rear connecting the house to the garage making a perfect place for al fresco dining and relaxing under cover. Outside lighting and a tap are also provided.

### Additional Photograph



### Additional Photograph



### Additional Photograph



## Lower Driveway



At the lower end of the garden there is a further gated stone driveway with two wrought iron gates that leads up to the front of the house.

## Views



The property enjoys fabulous far reaching views over the surrounding village and the Shropshire plains beyond.

## Aerial Image



## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied

Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band E.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

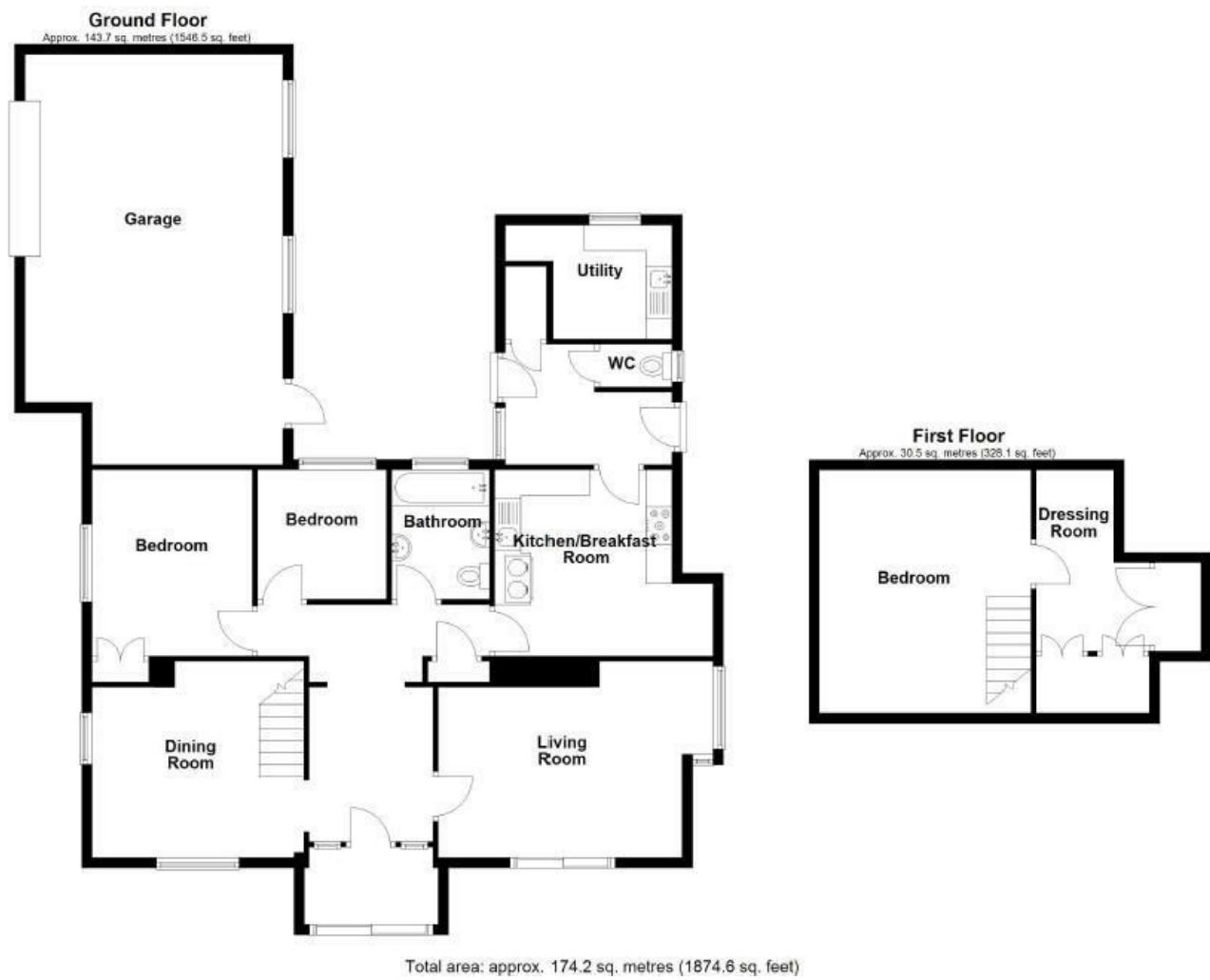
## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and

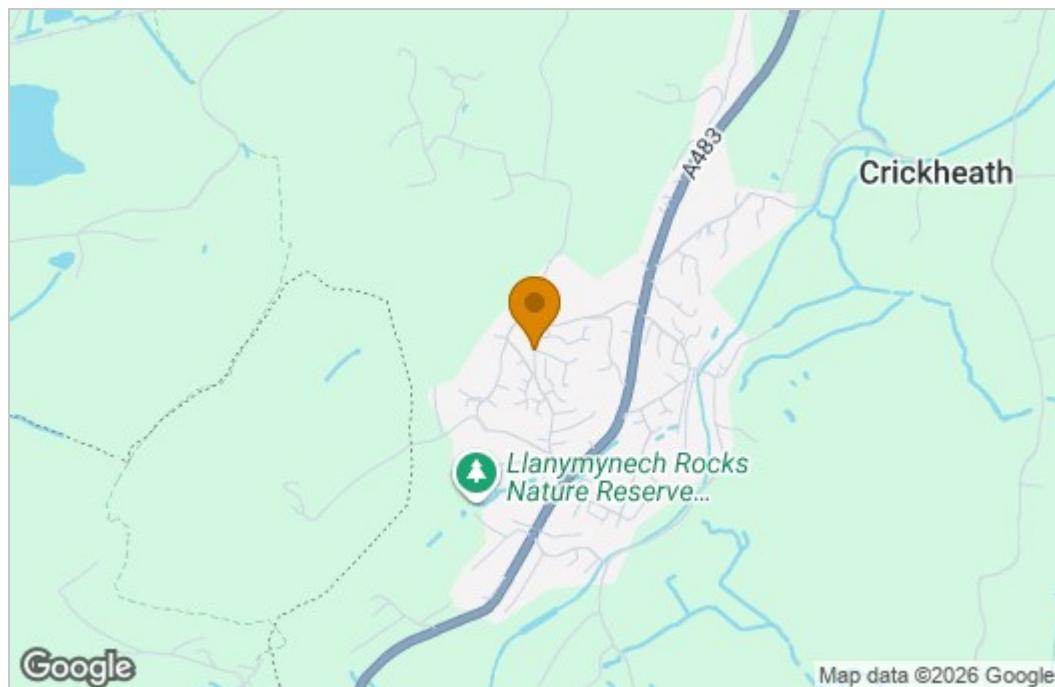
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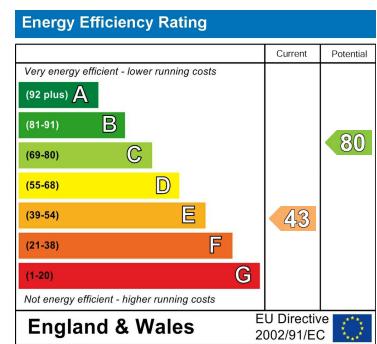
## Floor Plan



## Area Map



## Energy Efficiency Graph



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