HOLLAND BROADBRIDGE

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HOLLAND BROADBRIDGE

The Hawthorns Heathgates, Shrewsbury, Shropshire, SY1 4BA

www.hbshrop.co.uk









Offers In The Region Of £340,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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The Hawthorns Heathgates, Shrewsbury, Shropshire, SY1 4BA








An attractive, double bay fronted, three double bedroom detached period house which offers a blend of character, space and setting. Occupying a generous plot the property enjoys a sense of openness and privacy, with it's large rear garden boarding local allotments. The property boasts spacious and well proportioned rooms throughout along with ample parking provided by a generous driveway and detached sectional garage. The property is situated within this highly convenient residential location, within striking distance of an array of excellent local amenities and walking distance of the Shrewsbury town Centre and tranquil riverside walks. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, bay fronted lounge, bay fronted dining room, kitchen/breakfast room, UPVC double glazed conservatory, inner hallway, walk-in pantry, laundry room, shower room with WC, first floor landing, three double bedrooms, family bathroom, generous driveway providing ample off street parking, good size detached sectional garage, large rear enclosed gardens which border local allotments, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door with UPVC double glazed windows to side gives access to:

Hallway
Having radiator, wall mounted digital heating control panel, coving to ceiling.

Door from reception hallway gives access to:

Bay fronted lounge
20'9 ax into bay x 11'9
Having walk-in UPVC double glazed bay window to front, UPVC double glazed window to side, living flame coal effect gas fire set to a tiled hearth with tiled mantle, two radiators, coving to ceiling.

Door from reception hallway gives access to:

Bay fronted dining room
14'7 max into bay x 11'11
Having walk-in UPVC double glazed bay window to front, radiator, electric fire set to a tiled hearth with timber mantle, coving to ceiling.

Door from reception hallway gives access to:

Kitchen/breakfast room
11'11 x 11'11
Having a range of eye level and base units with built-in cupboards and drawers, glass display cabinet, fitted worktops with inset stainless steel sink, space for appliances, radiator, vinyl floor covering, wall mounted gas fired central heating boiler, UPVC double glazed window.

UPVC double glazed door from kitchen/breakfast room gives access to:

UPVC double glazed conservatory
12'3 x 11'10
Having brick base, range of UPVC double glazed windows, polycarbonated roof, UPVC double glazed French doors giving access to rear gardens, tiled floor.

Door from kitchen/breakfast room gives access to:

Inner hall
Having quarry tiled floor.

Door from inner hall gives access to under stairs pantry.

Part glazed door from inner hall gives access to:

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Laundry room
14'10 x 5'3
Having base units, fitted worktops, space for appliances, two UPVC double glazed windows to rear, UPVC double glazed door giving access to rear gardens.

Door from laundry room gives access to:

Shower room
Having tiled shower corner cubicle, low flush WC.

From reception hallway stairs rise to:

First floor landing
Having UPVC double glazed window to rear and front, radiator, loft access, airy cupboard.

Doors from first floor landing then gives access to: Three double bedrooms and bathroom.

Bedroom one
11'11 x 10'9
Having UPVC double glazed window to front, radiator, fitted ceiling fan with built-in light, two built-in double wardrobes.

Bedroom two
12'0 x 10'9
Having fitted wardrobe, UPVC double glazed window to rear, radiator.

Bedroom three
11'11 x 10'9
Having UPVC double glazed window to front, radiator and 2 cupboards with shelving.

Bathroom
Having a three piece suite comprising: Panel bath with electric shower over, low flush WC, pedestal wash hand basin, tiled to walls, radiator, heated towel rail, UPVC double glazed window to rear.

Outside
To the front of the property there is a mature hedging and shrubs screening the main road access is then given to a generous driveway which extends to the front and side of the property which provides ample off street parking for a number of vehicles. Access is then given to a:

Large detached sectional garage
In between the house and garage gated pedestrian access leads to the property's:

Large rear gardens
Comprising: Paved sun terrace, paved patio, paved pathways, lawn garden, timber garden sheds, mature fruit trees, a variety of specimen shrubs, plants and bushes, outside lighting point. The rear gardens border local allotment and offer good levels of privacy.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
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Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



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