

3 Jarvis Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0LS

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £595,000

Viewing: strictly by appointment through the agent

A beautifully presented, modern four bedroom detached family home, which offers bright and spacious living accommodation throughout. This impressive property has been thoughtfully designed to provide well proportioned living space, ideal for modern family life. The property occupies a generous size plot with a pleasing part walled Southernly facing rear garden. Situated on this select small development, the property enjoys an enviable position on the Southern edge of Shrewsbury, bordering the popular village of Bayston Hill. This location offers the perfect balance of town and country living with a range of excellent amenities, local schooling and everyday conveniences close at hand. The area is well placed for commuters, benefitting from excellent road links via the A49 and easy access to the wider regional motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, cloak room, study, bay fronted lounge, separate dining room, attractive kitchen / breakfast room with range of built-in appliances, utility room, first floor landing, master bedroom with en-suite shower room, three further double bedrooms, family bathroom, landscaped front and part walled rear enclosed gardens, brick paved driveway, detached double garage, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with composite double glazed entrance door gives access to:

Reception hallway

Having radiator, wall mounted digital heating control panel, under stairs storage cupboard and vinyl wood effect flooring. Door from reception hallway gives access to:

Cloak room

Having low flush wc, pedestal wash hand basin with mixer tap over, tiled floor, radiator and UPVC double glazed window to front.

Door from reception hallway gives access to:

Study

8'10 x 8'6
Having UPVC double glazed window to front and radiator.

Door from reception hallway gives access to:

Bay fronted lounge

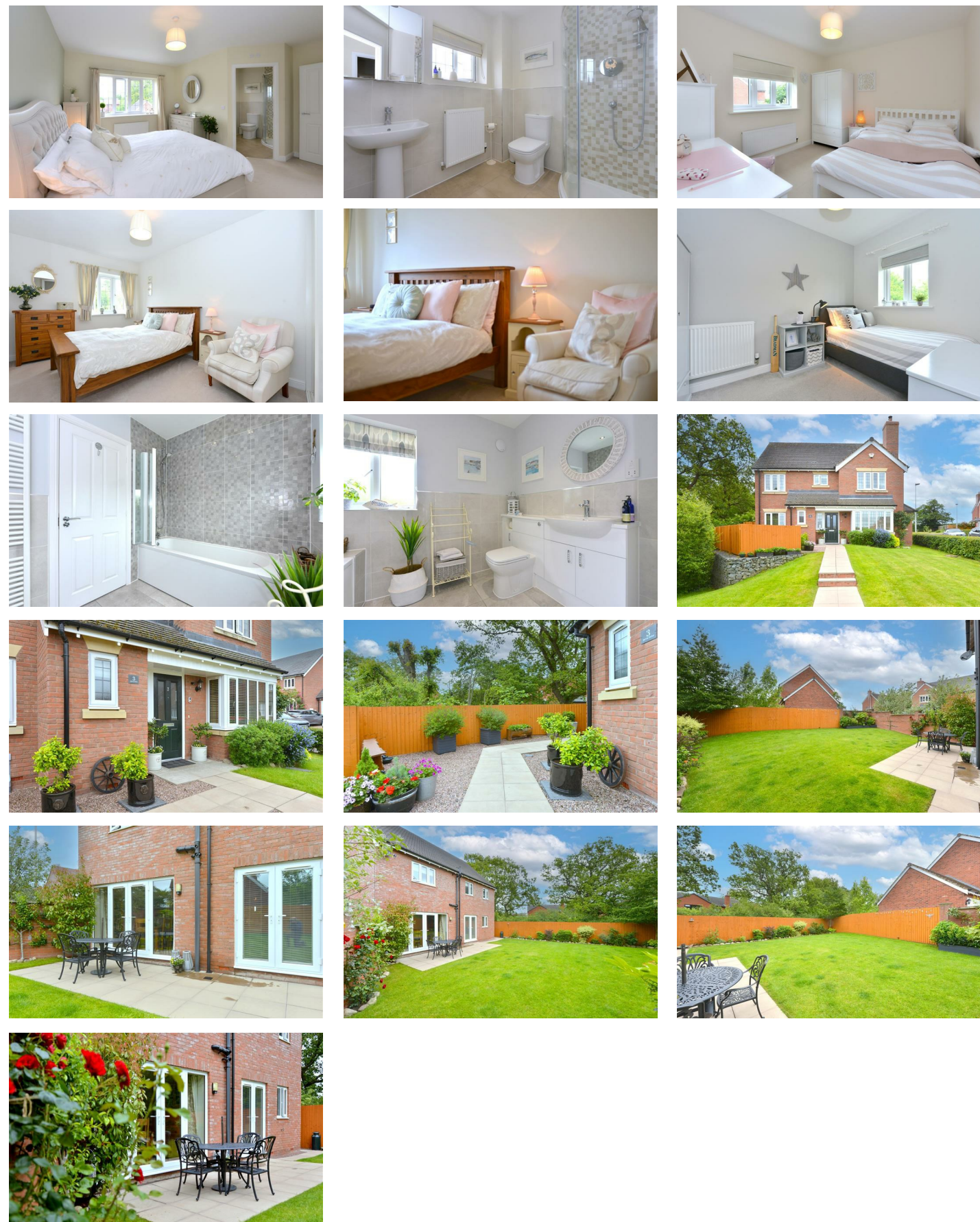
18'11 max x 11'3 excluding inglenook
Having walk-in UPVC double glazed bay window to front, two radiators, feature inglenook with wood burning stove and UPVC double glazed windows to either side and timber inset mantle above. Wooden framed glazed doors from lounge gives access to:

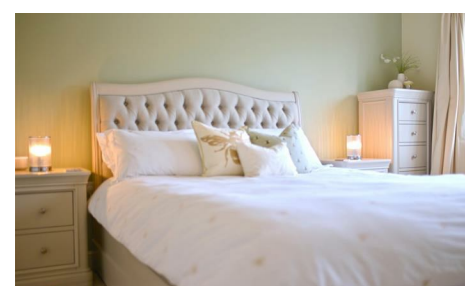
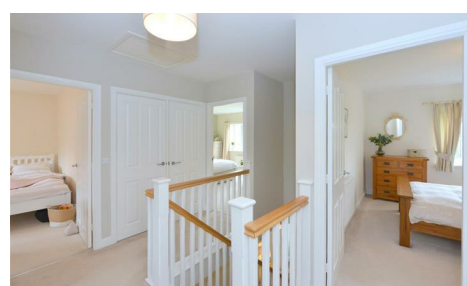
Dining room

11'2 x 10'6
Having UPVC double glazed French doors giving access to rear of gardens with UPVC double glazed windows to side and radiator. Door from dining room and from reception hallway gives access to:

Kitchen / breakfast room

15'11 x 11'0
Comprising: Attractive range of eye level and base units with built-in cupboards and drawers, Stoves range style cooker with five ring gas hob and cooker canopy over, integrated fridge / freezer, dishwasher, fitted granite worktops with inset 1 1/2 stainless steel sink with mixer tap over, recess spotlights to ceiling, tiled floor, radiator, UPVC double glazed French doors giving access to rear gardens, tiled splash surrounds and wine rack. Door from kitchen / breakfast room gives access to:





Utility room

8'11 x 5'3

Having eye level and base units, fitted worktop with inset stainless steel sink and mixer tap over, tiled splash surround, wall mounted gas fired central heating boiler, wall mounted digital heating control panel, space for appliances, tiled floor, radiator, composite double glazed door giving access to side of property, recess spotlights and extractor fan to ceiling.

From reception hallway stairs rise to:

First floor landing

Having loft access, large linen store cupboard with cylinder unit and radiator. Doors from first floor landing then give access to four double bedrooms and family bathroom.

Bedroom one

14'9 max reducing to 10'6 minimum x 15'4 max

Having UPVC double glazed window with pleasing aspect to front, radiator, large fitted triple wardrobe and wall mounted digital heating control panel. Door from bedroom one gives access to:

En-suite shower room

Having corner tiled shower cubicle, low flush wc, pedestal wash hand basin with mixer tap over, wall mounted mirror fronted cabinet, UPVC double glazed window to front, half tiled to walls, tiled floor, radiator, recess spotlights and extractor fan to ceiling.

Bedroom two

12'7 x 9'2

Having UPVC double glazed window with pleasing aspect to front, radiator and built-in double wardrobe.

Bedroom three

10'5 x 10'2

Having UPVC double glazed window to rear and radiator.

Bedroom four

10'9 x 7'11

Having UPVC double glazed window to rear and radiator.

Family bathroom

Having a modern piece suite comprising: Panel bath with mixer shower over, glazed folding shower screen to side, wash hand basin set to vanity unit, low flush wc with hidden cistern, half tiled to walls, shaver point, tiled floor, wall mounted extractor fan, recess spotlights to ceiling, UPVC double glazed window to rear and heated towel rail.

Outside

The front gardens of the property are of a good size and comprise: Lawned gardens, paved pathway giving access to front door, mature shrubbed sections, well maintained hedging, low maintenance stone section then the lawned garden then extends to one side of the property. Off street parking is provided by a double width brick paved driveway which then gives access to:

Detached brick built double garage

16'11 x 16'9

Having up and over door, composite pedestrian service door to side, fitted power and light

Paved pathway with gated side access leads to the side of the property which in turn gives access to:

Southerly facing rear gardens

Having paved patio, outside lighting point, raised beds, mature shrubs, plants, the rear gardens are enclosed by brick walling and fencing.

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 E

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.

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 disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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.



Total area: approx. 163.7 sq. metres (1762.1 sq. feet)

For illustrative purposes only. Not to scale.
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Plan produced using PlanUp.