



FOR SALE

Offers Over £650,000

Breidden Calcott Lane, Bicton, Shrewsbury, SY3 8EX

A most attractive and particularly spacious mature detached house, offering versatile accommodation, set in a lovely plot with wraparound gardens and double garage, in this highly sought after and convenient locality. First time to market for 30 years. NO UPWARD CHAIN.



MILEAGES: Shrewsbury 3.3 miles and Telford 18.5 miles. All mileages are approximate.



- Overlooking Farmland
- Versatile rooms
- Beautiful Garden Room
- Double Garage
- Within 3 miles to town centre
- Quiet country lane in a popular village.

DIRECTIONS

From Shrewsbury proceed up The Mount taking the Holyhead Road (B4580) heading for Montford Bridge. On arrival at Bicton, proceed past the garage on the right hand side and continue along taking the left turn into Calcott Lane. Proceed along the lane and the property will be identified on the left hand side.

SITUATION

The property is attractively situated in a most sought after location on the outskirts of the village of Bicton, which provides a modern primary school and is in the catchment for excellent secondary schools. Further facilities include a church, village club & hall, garage and shop. Shrewsbury town centre is easily accessible and includes a comprehensive shopping centre, excellent selection of restaurants and a rail service. Commuters will find the nearby A5 provides ready access through to the M54 motorway to Telford or alternatively north to Oswestry with further road links to Chester.

DESCRIPTION

Breidden is a particularly spacious and versatile mature detached house, which will no doubt have wide market appeal. The property offers three traditional reception rooms, a stunning large Conservatory, Kitchen Breakfast Room, Utility and Guest WC. To the first floor, there are four generous Bedrooms, the master of which benefits from an En-suite Bathroom, whilst the remaining three are served by the Shower Room. Outside, there is a generous amount of driveway parking together with a detached double garage which has electric entrance doors. The property sits beautifully in its plot with surrounding wraparound lawned gardens together with numerous sun terraces and patios and a variety of abundantly stocked borders and specimen trees.

ACCOMMODATION

Panelled part glazed entrance door leads into:

ENTRANCE HALL

With staircase rising to first floor, understairs store area and archway to:

DINING ROOM

With attractive bay window, built in storage cupboards and drawers with glass fronted display cabinets.

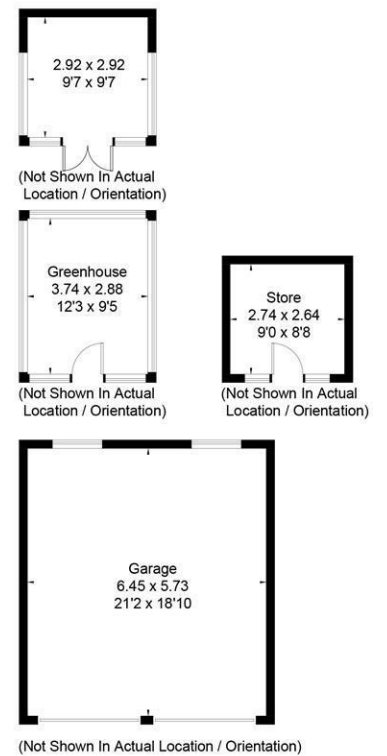
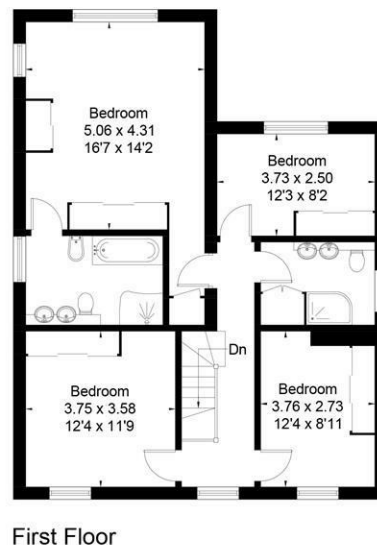
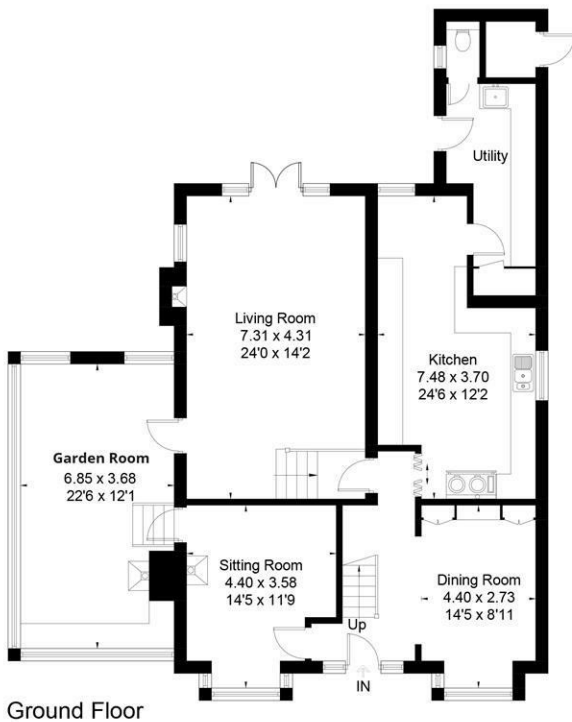
FAMILY ROOM/SITTING ROOM

With Little Wenlock log burning stove on stone hearth, glazed door to Garden Room and Bay window to front.

From the entrance hall steps lead down to:



Approximate Floor Area = 214.1 sq m / 2304 sq ft
 Outbuildings = 65.4 sq m / 704 sq ft
 Total = 279.5 sq m / 3008 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67798

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



DRAWING ROOM

With two ceiling roses, ceiling cornice and picture rail. Fireplace with slate hearth housing a Clearview log burning stove with attractive surround, twin glazed French doors with side panels leading out onto the sun terrace and lovely gardens. Additional glazed door to:

GARDEN ROOM

Tiled floor with electric underfloor heating, Clearview log burning stove set on a slate hearth. Attractive range of bespoke fitted oak storage cupboards and shelving. Extensive wraparound uPVC double glazed windows and roof with twin glazed French doors leading out and providing a beautiful aspect over surrounding gardens.

KITCHEN BREAKFAST ROOM

With Amtico LVT flooring and providing an attractive range of eye and base level soft close units comprising cupboards and drawers with generous Corian work surface area over, incorporating a one and a half bowl sink unit and inset drainer with mixer tap over and Corian splashback. Space and plumbing for American style fridge freezer, space and plumbing for dishwasher, part tiled walls. Four oven oil fired Aga with two hot plates and integrated electric Halogen double hob.

UTILITY

With tiled floor and providing an attractive range of eye and base level storage cupboards with generous work surface. Belfast sink unit with tiled splash. Space and plumbing for washing machine, space for tumble dryer. Trianco Oil fired central heating boiler system. Useful built in storage cupboard with extensive fitted shelving. Panelled part glazed access door to rear garden and door to:

CLOAKROOM

With low level WC with hidden cistern, part tiled walls, tiled floor.



FIRST FLOOR LANDING

Window with attractive aspect over fields to the front. Doors off and to:

BEDROOM 1

Extensive range of fitted wardrobes with mirror fronted sliding doors, access to loft space, dual aspect windows with appealing outlook. Additional built in storage cupboard with fitted shelving. Door to:

EN-SUITE BATHROOM

Tiled floor with underfloor heating. Providing a white suite comprising low level WC with hidden cistern, bidet, large deep fill panelled bath, 'his and hers' wash hand basins set in Utopia vanity unit, with Corian top and splash, and Utopia storage cupboards under. Large corner shower cubicle with mains fed power shower, inset tiling and sliding splash screen. Wall mounted heated towel rail, ceiling downlighters and fully tiled walls.

BEDROOM 2

Fitted wardrobes with mirror fronted sliding doors. Attractive outlook.

BEDROOM 3

Fitted wardrobes with mirror fronted sliding doors. Pleasant outlook.

BEDROOM 4

Fitted wardrobes with mirror fronted sliding doors.

SHOWER ROOM

Tiled floor with underfloor heating. Providing a suite comprising low level WC with hidden cistern, 'his and hers' wash hand basins set in Corian top with Utopia storage cupboards under, Corian splash, fully tiled walls, feature power steam shower with multi jet function, drench style head and additional feeder shower connection. Access to loft space, heated towel rail and generous built in airing cupboard housing the hot water cylinder.



OUTSIDE

The property is approached over a golden gravelled driveway providing parking for numerous vehicles, whilst also giving access to the detached double garage. A block paved path then leads to the main house.

DOUBLE GARAGE

With twin remote controlled electric roller entrance doors, power and light points and water tap. Adjoining log store. Internal garage measurements approx. 6.30m (front to back) and 5.70m (wide).

THE GARDENS

To the front, the gardens are well established and offer flowing lawns, whilst also incorporating a number of herbaceous plants and trees. The lawns then extend around the side and rear and contain a further number of herbaceous borders and specimen trees including a delightful Magnolia. Immediately adjacent to the Drawing Room is a covered sun terrace providing a lovely entertaining area. Greenhouse and raised beds. Steps lead down to an additional paved area and a Summerhouse. A lower section of garden offers an additional generous patio seating area, further lawns and trees. Useful pitched roof garden store with space to the side and rear. External cold water tap.

GENERAL REMARKS

AGENTS NOTE

The property has the benefit of 4kw photovoltaic panels fitted in 2011 on a feed in tariff scheme.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

TENURE.

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

VIEWINGS.

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236444. Email: shrewsbury@hallsgb.com

FOR SALE

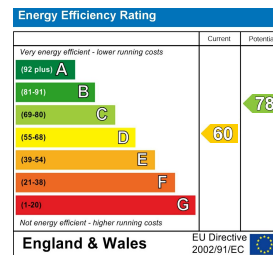
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

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