



**FOR SALE**

Offers in the region of £610,000

Lynedene Edgebold, Shrewsbury, SY5 8NT

A beautifully presented and greatly enhanced detached house providing extended and wonderfully appointed accommodation, set with delightfully maintained gardens with lovely views in this semi rural yet convenient location.





MILEAGES: Oswestry 17.6 miles, Telford 17.5 miles. All mileages are approximate.



- Immaculately presented
- Highly appointed
- Combination of character and contemporary
- Fantastic modern living environment
- Attractive easily maintained gardens
- Far reaching views

## DIRECTIONS

From Porthill roundabout proceed out of town along Radbrook Road, go over the two mini roundabouts and passed the turn onto Mousecroft Lane. Continue and after a short distance the property will be found on the left hand side with a timber gated entrance.

## SITUATION

The property is most attractively situated in one of Shrewsbury's most sought after areas and has the benefit of a number of amenities close by. A range of state and private schools are readily available together with a tennis club whilst Shrewsbury offers delightful walks through the Quarry and along the banks of the River Severn. Shrewsbury town centre provides a fantastic range of shops and restaurants and a rail service. Commuters will find ready access to the main A5 commuter route linking east to Telford and the M54 motorway or alternatively north to Oswestry and with further links to Chester.

## DESCRIPTION

Lynedene is a greatly improved and extended detached home which will no doubt produce great market appeal. The property combines a wonderful blend of its original charm and character together with a modern and contemporary feel. The ground floor boasts a number of versatile reception rooms which can be utilised in a number of ways and are complimented by the feature open plan living/dining kitchen which contains a number of integrated appliances and granite worktops and also has bi-folding doors which lead out to the rear gardens. Also to the ground floor is a useful guest WC. To the first floor there are four bedrooms, the principle of which has doors leading out on to a balcony terrace seating area, allowing for full appreciation of the beautiful surroundings. Positioned off the bedroom is a beautifully appointed ensuite shower room. The remaining three bedrooms are then served by the family bathroom. The property is approached through a gated entrance onto an extensive gravelled driveway with parking for numerous vehicles, potentially offering space for those with a motorhome/caravan. Accessed off the driveway is the large garage which also contains a WC and wash handbasin. The gardens are predominantly laid for ease of maintenance being extensively lawned, adjacent to the living/kitchen/diner is a flagged sun terrace and entertaining space which is ideal for alfresco dining.

## ACCOMODATION

A panelled part glazed door into:-

## ENTRANCE HALL

With wooden boarded flooring, doors off and to;

## LIVING ROOM

With ceiling cornice, feature fireplace with slate hearth housing a log burning stove with oak mantle. Dual aspect windows. Twin glazed doors through to;

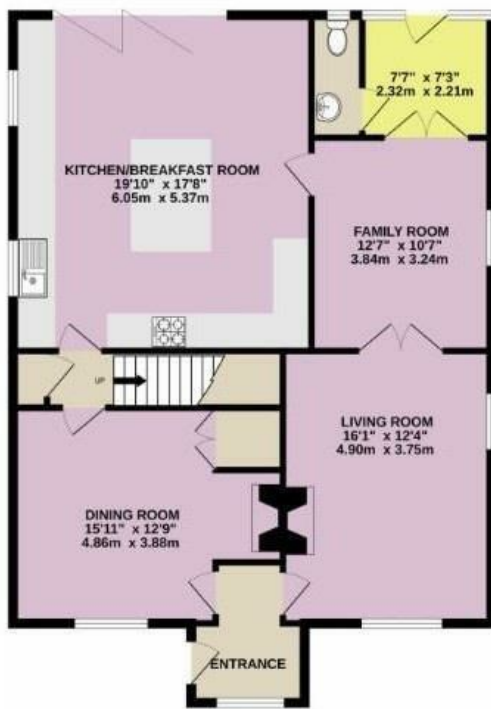
## FAMILY ROOM

With ceiling downlights, door to kitchen and twin glazed doors leading to;



GROUND FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.

1ST FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 1844 sq.ft. (171.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



3 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### REAR HALL

With wood effect flooring, access door to rear property and door leading to;

#### GUEST WC

Providing a modern white suite, comprising low level WC, wash hand basin and vanity unit with storage cupboard under.

#### DINING ROOM

With an exposed brick chimney breast, brick hearth, beamed ceiling, built in understairs storage cupboard and part glazed door to;

#### INNER HALL

Staircase to first floor, built in boiler cupboard housing the Vokera central heating boiler.

#### FEATURE OPEN PLAN LIVING/DINING/KITCHEN

Providing an extensive and most attractive range of soft close, eye and base based level units comprising cupboards and drawers with stunning granite work surface area over. Sink unit with mixer tap and inset granite drainer. Integral dishwasher, integral full length freezer, integral full length fridge, generous corner larder cupboard with lighting, wine rack and extensive shelving. Rangemaster electric cooker with double oven and grill and five ring induction hob. Granite splash and rangemaster extractor hood over. Granite upstands. Under cupboard lighting. Window seat with storage cupboards under. Feature large central island with granite top and base level cupboards and drawers, breakfast bar eating area. Wall mounted contemporary style radiator. Bi-folding glazed doors leading out to the rear patio and gardens beyond with attractive outlook over adjoining farmland.

#### FIRST FLOOR LANDING

With two access to loft hatches.

#### BEDROOM ONE

With part vaulted ceiling, extensive range of fitted and built in wardrobes. Twin glazed french doors leading onto a balcony seating area, allowing for full appreciation of the open rear outlook over farmland with hills in the distance.



#### EN-SUITE SHOWER ROOM

With ceiling downlighters, tiled floor, providing a modern white suite comprising low level WC, wash handbasin and vanity unit with storage cupboards under. Fully tiled walls, walk in shower cubicle with mains fed Aqualisa shower with drench head and additional feeder shower attachment, splash screen, radiator and shaving connection point.

#### BEDROOM TWO

With fitted double wardrobe and window to front aspect with views over farmland and towards Shelton water tower.

#### BEDROOM THREE

With built in wardrobe and views over farmland to front.

#### BEDROOM FOUR

With fitted hanging rail and shelving and lovely aspect to rear.

#### FAMILY BATHROOM

With tiled floor providing a modern white suite, comprising low level WC, wash handbasin and vanity unit with storage cupboard under. P shaped panelled bath with mains fed shower over with drench head and additional feeder shower attachment, fully tiled walls, splash screen, ceiling downlighters, extractor fan and wall mounted heated towel rail.

#### OUTSIDE

The property is approached through twin timber entrance gates onto an expansive gravelled driveway which provides parking for numerous vehicles and space for those with a motorhome/caravan.

#### GARAGE

With metal up and over entrance door, power and light points. Sink unit, WC. Pedestrian access doors.

#### THE GARDENS

The gardens flank the driveway on both sides, offering immaculately maintained lawns and containing a number of established hedgerows and shrubby beds and borders, with numerous specimen shrubs and plants. Timber garden store. Timber and felt summer house. Adjacent to the rear of the property is a flagged entertaining area which is part covered and offers a lovely outdoor seating space. Positioned next to the garaging is a raised terrace with timber outdoor bar and low maintenance barked play area. External cold water tap. External double power socket.



**GENERAL REMARKS****FIXTURES AND FITTINGS**

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

**SERVICES**

Mains water, electricity, LPG central heating. Drainage is to a treatment plant. None of these services have been tested.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**

The property is currently showing as Council Tax Band X. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

**VIEWINGS**

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

FOR SALE

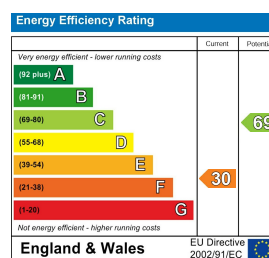
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



Halls 1845

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Shrewsbury Sales

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