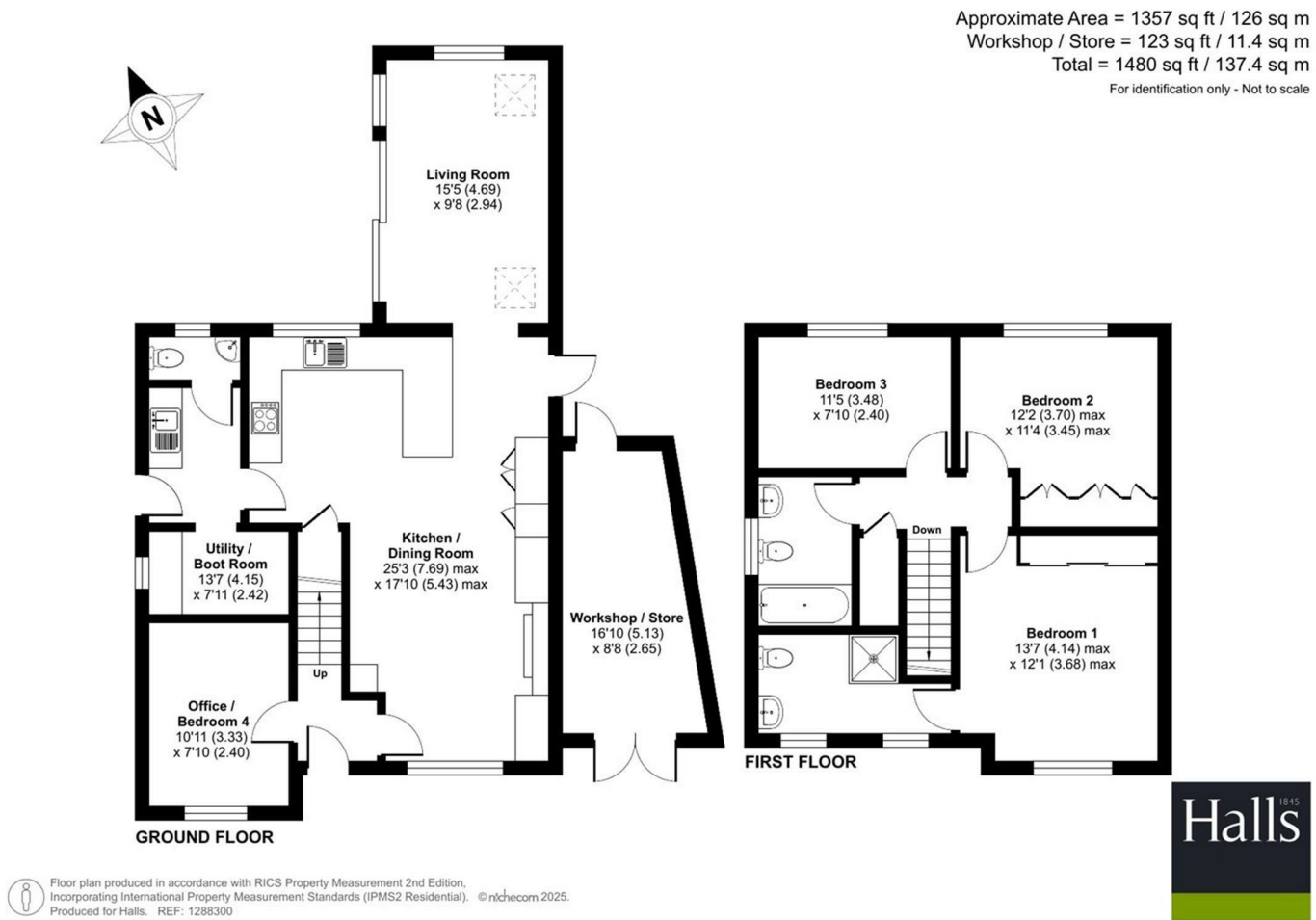


FOR SALE

1 Downey Ridge, Bayston Hill, Shrewsbury, SY3 0BF



FOR SALE

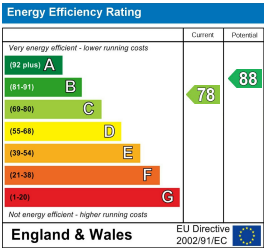
Offers in the region of £465,000

1 Downey Ridge, Bayston Hill, Shrewsbury, SY3 0BF

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



A most impressive detached family home, offering extended and greatly improved accommodation, set with attractive established gardens on the fringe of this popular village.



01743 236 444


**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com




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Close to amenities.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Highly appealing location
- Extended and improved accommodation
- Beautifully proportioned
- Fantastic living environment
- Large driveway parking area
- Attractive established gardens

**DIRECTIONS**  
From Meole Brace roundabout proceed along Hereford Road to the next mini roundabout by Sainsbury supermarket and continue straight over staying in the right hand lane. After a short distance take the right turn into Pulley Lane and continue through the speed control bumps. Proceed up the small bank and take the right turn into Downey Ridge and the property is on the left hand side.

**SITUATION**  
The property is located in a most popular and established area on the edge of Bayston Hill, which provides a good range of village amenities including a selection of shops, school, veterinary and medical facilities, pubs and a bus service. Prospective purchasers will be pleased to note that Pulley Lane offers convenient access to the main A5 leading through to the M54 motorway and onto Telford and the M6. Alternatively the county town of Shrewsbury offers a fashionable range of amenities and is readily accessible whilst also offering a rail service.

**DESCRIPTION**  
1 Downey Ridge is a greatly improved and extended detached family home. The ground floor accommodation affords a superb open plan arrangement, with the hub of the house being the living dining kitchen, which provides a lovely entertaining and socialising space. Positioned to the rear, is a striking living room which contains a log burning stove and has a wealth of glazing and sliding patio doors giving an abundance of natural light and a lovely outlook over the gardens. There is a separate study which could be potentially utilised as a fourth bedroom and to complete the ground floor accommodation is a boot room, utility area and guest WC. To the first floor, there are three double bedrooms, the principal of which has an en-suite shower room, whilst the remaining two are served by the family bathroom. Outside, there is a large driveway parking area with space for numerous vehicles together with a gravelled section which may well interest those with a motorhome/caravan. For additional storage, the property also affords an adjoining workshop which has double doors, power and light points. To the front, the gardens offer neatly manicured lawns, to the rear there are patio seating and entertaining areas together with established shrubbery beds and borders and further neatly manicured lawns.

**ACCOMMODATION**  
Storm porch with panelled part glazed entrance door leads into:-

**ENTRANCE HALL**  
With engineered oak flooring, staircase to first floor, doors off and to:-

**FEATURE OPEN PLAN LIVING DINING KITCHEN**

**LIVING DINING AREA**  
With engineered oak boarded flooring, contemporary wall mounted radiator, feature fireplace with living flame coal effect gas fire, range of glass fronted eye level display cupboards, together with base level storage cupboards with solid oak top. Windows with fitted shutter blinds.

**KITCHEN AREA**  
Tiled floor and providing an attractive range of soft close eye and base level units with extensive granite worksurface area over and incorporating a one and half bowl sink unit with inset granite drainer and mixer tap over. Integrated freezer, integral electric oven and grill with four ring stainless steel gas hob unit over and extractor hood, stainless steel splash, granite upstands. Feature solid oak breakfast bar eating area with built in range of cupboards beneath. Additional fitted larder unit and integrated full length fridge. Ceiling downlighters, useful built in understairs storage cupboard. Fully glazed door to side. Archway through o:-

**IMPRESSIVE LIVING ROOM**  
With vaulted ceiling, two fitted velux rooflights, engineered oak boarded flooring, log burning stove set on stone hearth with tiled surround, large sliding patio doors and feature gable end glazing, offering superb outlook over the established gardens.

**UTILITY ROOM**  
Tiled floor, fitted worktop with stainless steel sink unit and drainer with mixer tap, space and plumbing for dishwasher.

**BOOT ROOM**  
Fitted worktop with storage drawers under, space and plumbing for washing machine, wall mounded Vaillant gas fired central heating boiler, bespoke shelving units.

**GUEST WC**  
Tiled floor and a white suite comprising low level WC, pedestal wash hand basin with tiled splash.

**FIRST FLOOR LANDING**  
With access to loft space, built in airing cupboard housing the pressurised hot water cylinder.

**BEDROOM ONE**  
With extensive fitted wardrobes, window with fitted shutters and door to :-

**EN-SUITE SHOWER ROOM**  
Tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin and tiled splash, large shower cubicle with Grohe mains fed shower. Inset tiling and splash screen.

**BEDROOM TWO**  
Providing a wealth of built in wardrobes with shelving and drawer units. Window with elevated views over rooftops towards Shrewsbury.

**BEDROOM THREE**  
Lovely views over the rear gardens and over rooftops towards the Wrekin.

**FAMILY BATHROOM**  
Tiled floor and a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed Grohe shower over, part tiled walls, splash screen, wall mounted heated towel rail, ceiling downlighters and extractor fan. Shaving connection point.

**OUTSIDE**  
The property is approached over a generous tarmac driveway offering parking for circa three vehicles, in addition the property also provides a generous gravelled section which would be ideal for those with a motorhome/caravan or requiring additional parking for circa two vehicles. The gravelled section leads to:-

**WORKSHOP**  
With twin timber entrance doors, power and light points, flagged base.

**THE GARDENS**  
To the front, the gardens are laid for ease of maintenance and are currently laid to lawn. The majority of the gardens are positioned to the rear and these are a most attractive feature. Attractively manicured lawns are flagged by established and abundantly stocked shrubbery beds and borders containing numerous plants and specimen trees. In addition, an Indian sandstone patio area provides an ideal space for outdoor entertaining and Alfresco dining. Useful barked play area. External cold water tap. External power points.

**GENERAL REMARKS**

**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**SERVICES**  
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**COUNCIL TAX**  
The property is in Council Tax band 'D' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.