



## Windermere, Whitwell Lane, Pontesbury, Shrewsbury, Shropshire, SY5 0YW

**£475,000**

Situated in the popular village of Pontesbury with delightful views towards Pontesford Hill, is this versatile, deceptively spacious, well maintained 3-4 bedroom detached dormer bungalow, with large paddock approx 0.18 of an acre. The ground floor accommodation includes Entrance Hall, Lounge Ground Floor Bedroom/Snug, Dining Room/Bedroom, Kitchen/Breakfast Room, Conservatory and Bathroom. 2 Bedrooms and Shower Room on the first floor Generous Driveway to the front, established Rear Garden with large Timber Workshop. Viewing is essential to appreciate this fabulous property.



**Windermere, Whitwell Lane, Pontesbury, Shrewsbury, Shropshire, SY5 0YW      Ref: 4711**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Double glazed entrance door.

**Entrance Vestibule**

Entrance door.

**Entrance Hall** 5' 10" x 17' 1" (1.78m x 5.20m)

Engineered oak flooring, radiator, staircase to First Floor Landing, under stairs storage cupboard.

**Lounge** 13' 4" x 13' 2" (4.06m x 4.01m)

Radiator, marble fireplace with fuel effect gas fire inset, double glazed window to the front.

**Ground Floor Bedroom** 11' 3" x 13' 7" (3.43m x 4.14m)

Double glazed window to the front, radiator.

**Dining Room/Bedroom** 13' 3" x 11' 0" (4.04m x 3.35m)

Engineered oak flooring, radiator, double glazed French doors open onto rear garden with lovely views towards Pontesford Hill.

**Bathroom**

Fitted with white 3 piece suite including bath with shower over, wash basin, WC, radiator, double glazed window to the rear.

**Kitchen/Breakfast Room** 13' 4" x 11' 5" (4.06m x 3.48m)

Attractively fitted with cream fronted units, laminate work tops, tiled splash, vinyl flooring, radiator, ample space for appliance, double glazed window to the rear, door to Conservatory.

**Conservatory** 9' 1" x 20' 8" max (2.77m x 6.29m)

A lovely light space incorporating a Utility Area which is fitted with cream units with granite work tops, Belfast style sink, Sitting/Dining Area has double French doors to the garden.

**First Floor Landing**

Double glazed windows overlooking lovely rear garden with views beyond.

**Bedroom 1** 11' 4" x 14' 11" (3.45m x 4.54m)

Double wardrobe, radiator, dual aspect double glazed windows with glorious views towards Pontesford Hill.

**Bedroom 2** 7' 10" x 14' 11" (2.39m x 4.54m)

Radiator, double glazed window with similar views to Bedroom 1.

**Shower Room**

Fitted with white suite including shower cubicle, corner vanity unit with wash basin and cupboard beneath, WC, towel radiator, vinyl flooring.

**Outside - Front**

The property is approached via Whitwall Lane. Large driveway to the front providing ample parking and well stocked front garden.

**Large Rear Garden**

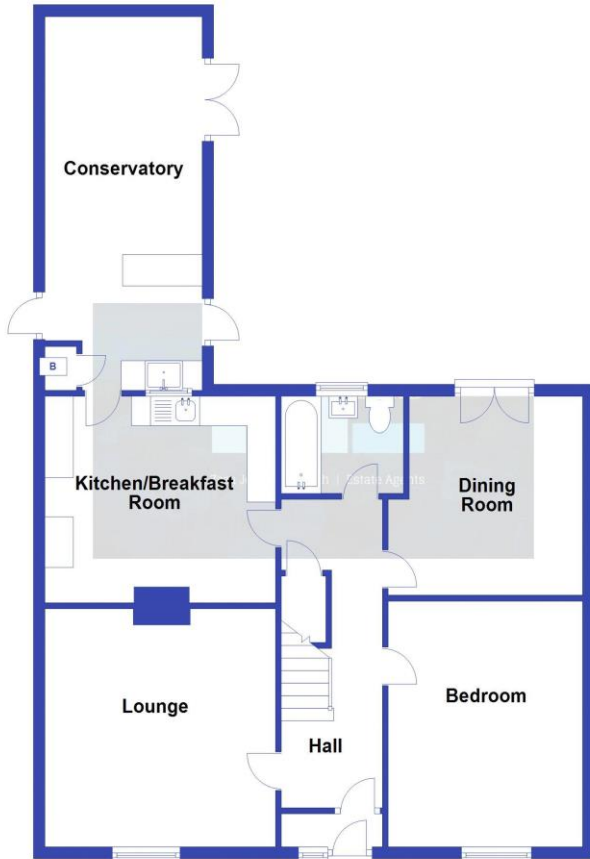
Approached onto a paved patio extending to a shaped lawn with well stocked beds and borders, mature trees and fabulous views over open countryside towards Pontesford Hill. With Large Paddock measuring approximately 0.18 of an acre with rear access.

**Council Tax Band D**

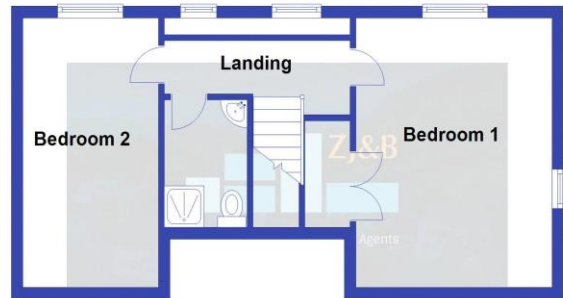
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

### Ground Floor



### First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

Windermere, Whitwell Lane, Pontesbury, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

17/01/2024, 09:20

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Windermere Whitwell Lane Pontesbury SHREWSBURY SY5 5YX	Energy rating <b>D</b>	Valid until: 21 August 2024 Certificate number: 0227-2870-7087-0024-9715
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Property type	Detached bungalow
Total floor area	109 square metres

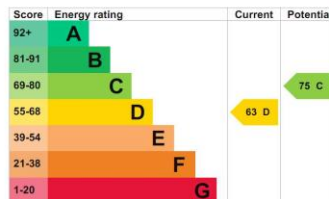
#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#) (https://www.gov.uk/guidance/landlords-owners-and-tenants-energy-efficiency-standards-for-private-rental-properties).

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

##### Features in this property

<https://find-energy-certificates.service.gov.uk/energy-certificate/0227-2870-7087-0024-9715>



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**