



## Ashdene, Hookagate, Shrewsbury, Shropshire, SY5 8BE

**£425,000**

A substantial detached bungalow in a prize location bordering the Reabrook with fishing rights and uninterrupted views to countryside beyond. The accommodation includes: Porch, Entrance Hall, Living Room, Large Conservatory, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom, Study/Office Provides Scope To Convert To A Third Bedroom, Utility, WC, Spacious Lean to Conservatory, Garage, Workshop.  
No Upward Chain - Must Be Seen.



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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

Georgian style double glazed entrance door with double glazed side windows.

### Enclosed Entrance Porch

Double glazed windows and Georgian style entrance door.

### Spacious 'L' Shape Entrance Hall

Radiator, access to roof space.

### Living Room 20' 9" x 14' 3" (6.32m x 4.34m)

Polished wood Adams style fire surround with marble style hearth and inlay, 2 radiators. 2 double glazed windows with fine views over garden and countryside beyond, double glazed patio doors to Conservatory.

### Conservatory 17' 2" x 9' 9" (5.23m x 2.97m)

Of brick and uPVC double glazed construction with pitched polycarbonate roof, radiator, aerial socket, power points, windows and French door leads to garden with uninterrupted views across garden, Reabrook and countryside beyond.

### Kitchen/Dining Room 14' 5" x 10' 2" (4.39m x 3.10m)

Fitted with a good range of units with tiled work surfaces with wood trim to 2 wall areas, matching tiled splash back, inset sink unit, integrated electric oven and 4 ring gas hob with filter hood above, further laminated work surface with cupboards beneath. Double glazed door to Inner Hall.

### Bedroom 1 14' 5" x 10' 3" (4.39m x 3.12m)

Range of fitted bedroom furniture providing wardrobes, bedside cabinets, dressing table and shelving. Radiator, double glazed window to the front.

### Bedroom 2 14' 5" x 10' 2" (4.39m x 3.10m)

Another double room with radiator and double glazed window to the front.

### Bathroom

Fitted with 3 piece suite providing corner spa bath, wash basin, WC, fully tiled walls, heated towel rail, airing cupboard with shelving and radiator, double glazed side window.

### Inner Hall

Tiled flooring, radiator, door to Utility Room and door to Lean-to Conservatory.

### Utility Room 9' 9" x 5' 8" (2.97m x 1.73m)

Glass panel door to Study and door to Garage.

### Study 10' 1" x 9' 9" (3.07m x 2.97m)

Double radiator, double glazed window to the front. (This room could easily be adapted to provide further bedroom accommodation subject to any necessary consent).

### Garage 20' 5" x 9' 11" (6.22m x 3.02m)

Full height storage cupboard, 2 double glazed windows.

### Spacious Lean-to Conservatory 37' 5" x 6' 9" (11.40m x 2.06m)

With windows overlooking garden and adjoining countryside and 2 doors leading into the garden. Door to Covered Lobby and Workshop.

### WC

Fitted with 2 piece suite providing wash basin, WC, tiled flooring, fully tiled walls, built in airing cupboard with Worcester gas fired central heating boiler,

### Covered Lobby

### Timber Built Workshop

With benches and ample power points.

### Outside - Front

The property enjoys a truly enviable setting, approached through a wide farm style gate which leads onto to an extensive Tarmacadam forecourt providing ample parking for a number of vehicles. Stone wall retains raised shrub bed. Wide Tarmacadam driveway to the side of the property and pathways either side lead to the rear.

### Rear Garden

This is a fantastic feature of the property. The extensive garden is approached onto paved patios with the majority of the garden beyond laid to lawn. Timber Shed and Greenhouse. The garden leads down to the Reabrook and have fishing rights.

### 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**



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.

**Ashdean, Hookagate**

**FLOOR PLANS FOR GUIDANCE ONLY**



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