



The Nook, Cross Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0DF

Offers Over £425,000

Tucked away in the popular village of Bayston Hill is this spacious, extended 3-4 bedroom detached family home sitting in a large, private plot. The generous, versatile accommodation includes: Entrance Hall, Large Living Room With Wood Burner, Sitting Room, Ground Floor Bedroom And Newly Fitted Bathroom, Large Kitchen, Entrance Porch, 2 First Floor Double Bedrooms, Newly Fitted Shower Room, Dressing Room/4th Bedroom, En-suite Bathroom, Large Garage, Lovely, Good Size Garden With Panoramic Views And Large Private Gated Driveway.



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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

Double glazed entrance door with side panel.

Spacious Entrance Hall 14' 4" x 5' 11" (4.37m x 1.80m)

Staircase leads to First Floor Landing.

Living Room 12' 8" x 15' 8" (3.86m x 4.77m)

An attractive room with walk in double glazed bay window with shutters, fireplace recess with slate hearth and cast iron log burner inset, alcoves to either side, radiator.

Bedroom 3 11' 8" x 12' 10" (3.55m x 3.91m)

Radiator, excellent range of fitted wardrobes, double glazed window to the front overlooking garden.

Sitting Room 13' 5" x 12' 10" (4.09m x 3.91m)

Radiator, under stair cupboard, double glazed sliding patio doors lead to Conservatory.

Conservatory 9' 2" x 15' 0" (2.79m x 4.57m)

Of brick and PVC double glazed construction, tiled flooring with under floor heating, wall lights, double glazed French doors lead onto large private patio.

Bathroom 6' 7" x 5' 11" (2.01m x 1.80m)

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

Shower Room 6' 7" x 2' 8" (2.01m x 0.81m)

Fitted with shower cubicle, double glazed window to the rear.

Kitchen/Breakfast Room 10' 3" x 16' 8" (3.12m x 5.08m)

Attractively fitted with cream fronted Shaker style units, wood effect laminated work tops, inset 1 1/2 bowl sink unit, integrated oven, microwave, 4 ring hob with filter hood over, fridge/freezer, dishwasher, tiled splash to work areas, double glazed window to the rear, ample space for breakfast table, door to Porch and door to Garage.

Porch 5' 11" x 6' 2" (1.80m x 1.88m)

Double glazed door and window to the front.

Garage/Workshop 27' 11" x 10' 2" (8.50m x 3.10m)

Door to the rear. Gas fired central heating boiler (replaced in 2020), electric up and over door, 2 double glazed windows. Useful Workshop area.

First Floor Landing

Access to roof space.

Bedroom 1 11' 8" x 15' 8" (3.55m x 4.77m)

Radiator, 3 built in wardrobes/cupboards to one wall, Velux roof light, double glazed window to the side.

En-suite Bathroom 5' 0" x 7' 1" (1.52m x 2.16m)

Fitted with white 3 piece suite including bath with shower unit over, wash basin, WC, heated towel rail, tiled walls, double glazed window to the rear.

Dressing Room/Study/Studio 14' 3" x 10' 1" (4.34m x 3.07m)

Radiator, dormer window to the front.

Bedroom 2 11' 8" x 12' 10" (3.55m x 3.91m)

Fitted with excellent range of bedroom furniture including double wardrobes and chest of drawers, double glazed window to the side enjoys far reaching views towards the town, radiator.

Shower Room 4' 11" x 5' 7" (1.50m x 1.70m)

Fitted with white 3 piece suite including corner shower cubicle, wash basin and WC, extractor fan, Velux roof light, heated towel rail.

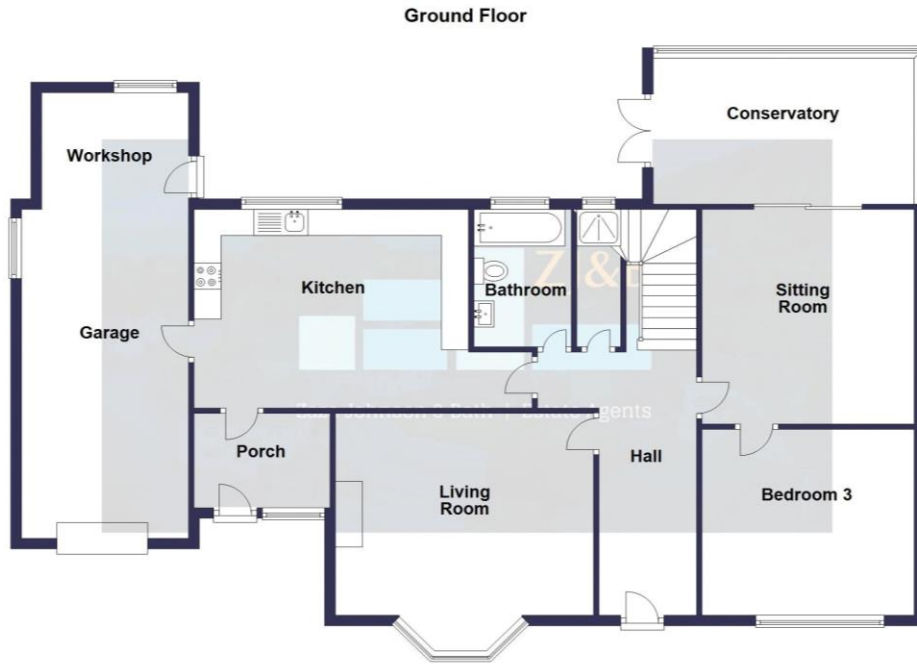
Outside

The property sits in a lovely, large plot with a private garden which wraps around the property. Approached through wrought iron gates onto a large driveway providing ample parking and access to Garage and there is a large area of lawn to the front. To this side is a raised flower bed with gravelled seating area and useful timber shed. To the rear is a large, private patio area accessed from the Conservatory with raised beds and further timber shed and enclosed by timber fencing.

Council Tax Band D

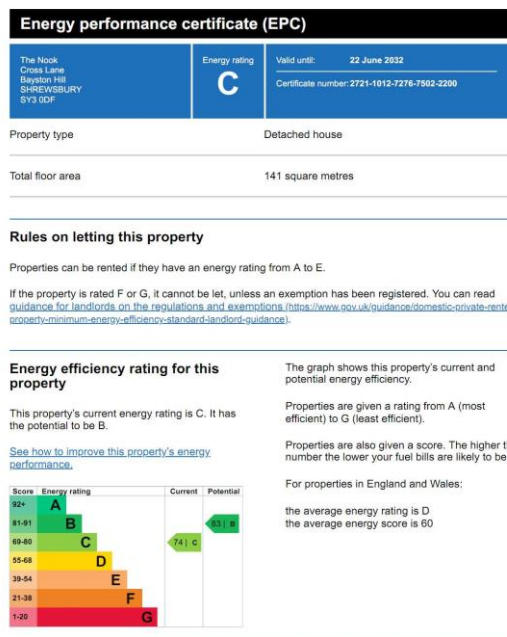
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

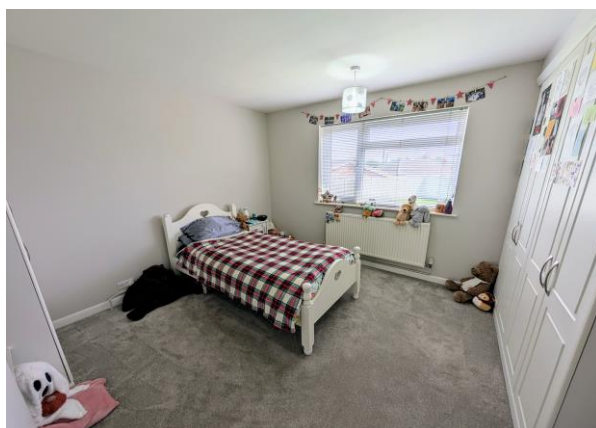
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



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.

FLOOR PLANS FOR GUIDANCE ONLY





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