

# 14 Oak Tree Drive Bayston Hill Shrewsbury SY3 0LP



**4 Bedroom House - Detached**  
**Offers In The Region Of £475,000**

## The features

- IMPRESSIVE 4 BEDROOM DETACHED FAMILY HOME
- PERFECT FOR A GROWING FAMILY
- EXCELLENT OPEN PLAN LIVING/DINING/KITCHEN, UTILITY AND CLOAKROOM
- 3 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- VIEWING ESSENTIAL.
- MUCH SOUGHT AFTER CUL DE SAC LOCATION
- LOUNGE, SITTING ROOM, SUPERB GARDEN ROOM
- GROUND FLOOR BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH AMPLE PARKING AND LOVELY ENCLOSED GARDEN
- EPC RATING TBC



\*\*\* MUCH IMPROVED AND EXTENDED DETACHED FAMILY HOME \*\*\*

This impressive 4 bedroom detached home, offers deceptively spacious and versatile accommodation, perfect for today's modern lifestyle - a growing family, those who work from home, multi generational living or those who just love to entertain.

Occupying an enviable cul de sac position in this much sought after self sufficient village on the Southern edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge with feature inglenook fireplace with log burner, Sitting Room, fabulous open plan Living/Dining/Kitchen, superb Garden Room/Conservatory, Utility Room, Ground Floor Bedroom with en suite, 3 First Floor double Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and enclosed and established rear garden.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable position on the edge of this popular self sufficient village, ideally placed for commuters with ease of access to the A5/M54 motorway network. Bayston Hill has excellent facilities on hand including schools, doctors, shops, public houses, church, lovely countryside walks and a regular bus service to the Town Centre.

### RECEPTION HALL

Entrance door with leaded light panels opening to spacious Reception Hall with useful under stairs storage, wooden floor covering, radiator.

### CLOAKROOM

with WC and wash hand basin, tiled surround, wooden floor covering, radiator.

### SITTING ROOM

with window to the front, attractive fire surround housing living flame effect electric fire, media point, wooden floor covering, radiator.

### FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

Comprehensively fitted with modern range of cream fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having space beneath for dishwasher and range style cooker with extractor hood over, Additional bank of cupboards and drawers all of which have range of eye level units over with concealed lighting, built in larder storage unit and space for American style fridge freezer, wooden flooring throughout and opening to

### LOUNGE

A lovely room having two windows overlooking the front and large feature inglenook fireplace with wooden lintel and housing cast iron log burner, media point, radiator, wooden floor covering.

### SUPERB GARDEN ROOM/CONSERVATORY

From the Kitchen two sets of double opening French doors lead into the superb Garden Room/Conservatory - a great space for those who love to entertain, being of an excellent size with vaulted glazed roof with recessed ceiling lights to the surrounds, power and lighting, media point, wooden floor covering. Two sets of French doors leading to the garden.

### GROUND FLOOR BEDROOM

Ideal for a dependent relative - this double room has window to the side and double opening French doors leading to the front. Range of fitted wardrobes, media point, radiator.

### EN SUITE SHOWER ROOM

with suite comprising large shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### UTILITY ROOM

with range of shaker style units incorporating stainless steel sink set into base cupboards with work surface with space beneath for washing machine and tumble dryer, matching range of eye level wall units. Window and door to Garden

### FIRST FLOOR LANDING

From the Reception Hall staircase with half turn leads to the First Floor Landing with window to the front, access to roof space and off which lead

### BEDROOM 1

A lovely light double room having two windows to the rear with lovely aspect over the garden, two built in double wardrobes, radiator.

### BEDROOM 2

another good light double room with two windows overlooking the front, double and single wardrobes, radiator.

### BEDROOM 3

Another generous sized room with window overlooking the rear, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath, shower cubicle, wash hand basin and WC. Fully tiled surrounds, heated towel rail, window to the side.

### OUTSIDE

The property is set back from the road and approached over driveway providing parking for several cars. The Front Garden is laid to lawn with inset specimen trees and screened to the side by mature hedging and conifers.

The Rear Garden is laid to large paved sun terrace, perfect for outdoor dining and entertaining with shaped lawn with well stocked flower, shrub and herbaceous beds, being well screened and offering a good level of privacy, enclosed with fencing, timber garden storage shed.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.



## SERVICES

We are advised that all main services are connected.

## COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E- again we would recommend this is verified during pre-contract enquiries.

## FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

## LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

## REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

## NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.







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Offers In The Region Of £475,000





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**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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