

15 Oak Tree Drive Bayston Hill Shrewsbury SY3 0LP



5 Bedroom House
Guide Price £485,000

The features

- A SUBSTANTIAL FAMILY HOME
- FOUR DOUBLE BEDROOMS AND A SINGLE ROOM
- VERSATILE ACCOMODATION RECEPTION ROOMS
- UTILITY ROOM AND GARAGE STORE
- GARDEN DESIGNED FOR LOW MAINTAINENCE
- PEACEFUL CUL DE SAC LOCATION
- NEARBY TO LOCAL AMENTIES
- CONVENIENT ACCEESS TO A49/A5/M54
- TWO BATHROOMS
- EPC RATING D



**** AN EXECUTIVE FAMILY HOME OF WONDERFUL PROPORTIONS IN CUL-DE-SAC LOCATION ****

The property has evolved over the years to offer extensive and versatile accommodation with a blend of smaller, cosier rooms for every day living and bigger reception rooms for larger scale entertaining. The two floors are wonderfully balanced and well-suited to a growing family or those working from home.

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, Living Room, Study, Dining Room, Spacious Garden Room, Kitchen/Breakfast Room and Utility Room to the ground floor. Upstairs are Five Bedrooms, a Family Bathroom and a Shower Room.

The property has gas central heating, double glazing, driveway with parking in front of a garage store and enclosed rear garden.

Viewing essential to appreciate the extensive accommodation and location available.

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 offers an excellent range of facilities including a nursery and primary school, doctors surgery, shops, public houses, church, lovely countryside walks and a regular bus service to the Town Centre.

ENTRANCE PORCH

Approached through sliding glazed door.

RECEPTION HALLWAY

Off which radiates the ground floor reception spaces and a CLOAKROOM.

LIVING ROOM

A comfortable L-shaped room with gas coal effect fire set into ornate surround. Sliding glazed doors open into the garden room and door into the

STUDY

Accessed off the living room with window to the front. This room could serve well as a playroom if required.

DINING ROOM

A space for every day dining with french doors opening into the

GARDEN ROOM

A superb reception room with lantern roof light extends nearly the full width of the house and is accessed through two sets of doors offering a wonderfully versatile space for large scale entertaining as well as to enjoy the summer months from. Door onto the garden.

KITCHEN/BREAKFAST ROOM

This generous sized room is fitted with an extensive range of wall and base units providing ample storage along with a breakfast bar and space for freestanding kitchen appliances. Door onto the garden.

UTILITY ROOM

With additional sink and space for free standing washing appliances.

FIRST FLOOR LANDING

A U-shaped staircase with recently replaced spindles rises to the first floor gallery landing where there is access to the loft.

BEDROOM ONE

A spacious double bedroom with built-in wardrobes and window overlooking the garden with tree-lined backdrop.

BEDROOM TWO, THREE AND FOUR

All double sized bedrooms with ample space for freestanding furniture and open aspect through windows.

BEDROOM FIVE

A single bedroom or optional study with window to the front.

FAMILY BATHROOM

Fully tiled with suite comprising panelled bath, low level WC and wash basin. Radiator and window to the side.

SHOWER ROOM

Fully tiled with large shower cubicle and wash basin set into vanity unit. Window to the side.

OUTSIDE

Approached over tarmac driveway with parking for two vehicles in front of a garage store. The front garden is mainly laid to lawn with a lovely open aspect being set back from the road.

The enclosed rear garden is mainly laid to terrace and resin for ease of maintenance and interspersed with stocked flower beds. A large garden shed has power and lighting.

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 mains services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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

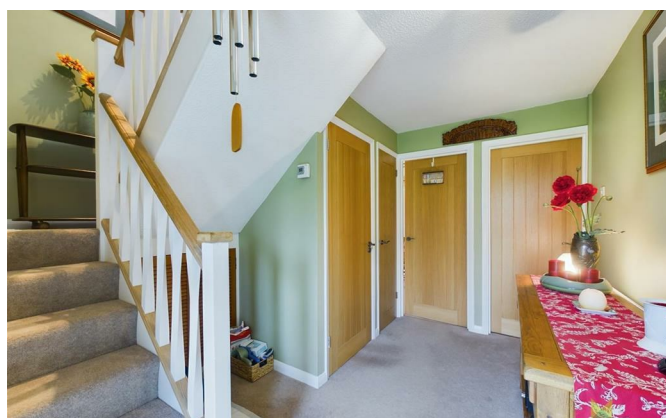
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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Approximate total area⁽¹⁾
 1858.72 ft²
 172.68 m²

Reduced headroom
 5.07 ft²
 0.47 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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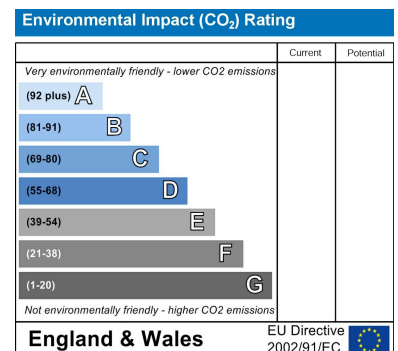
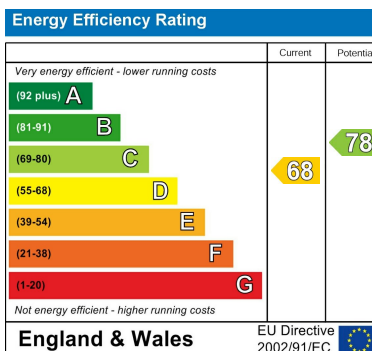
Shrewsbury office

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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



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