



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Bridgewater Close, Harmer Hill, Nr Shrewsbury
SY4 3HF**

£425,000 Region

To view this property please call us on **01743 236 800** Ref: C7620/WM/lrd

A completely refurbished, immaculately presented, spacious 3 bedroomed detached bungalow in a lovely secluded private drive setting enjoying extensive open views.

The property has been completely refitted by the present owners to a very high standard and enjoys the benefit of gas-fired central heating and double glazing and comprises : reception hall, lounge, conservatory, dining room, fitted kitchen, utility room, master bedroom with en suite shower room, 2 further double bedrooms, shower room. Double garage, ample parking and attractive gardens enjoying lovely open views to the rear.

Situated in the village of Harmer Hill approx. 6 miles north of Shrewsbury and well placed for access to local facilities, major routes and superstores to the north of Shrewsbury.



INSIDE THE PROPERTY

RECEPTION HALL

With oak flooring
Coved ceiling and access to loft.

LOUNGE

16'1" x 17'0" (4.91m x 5.19m)
A lovely spacious room with feature fireplace incorporating gas fired log burner
Sliding patio doors leading to :

RECENTLY CONSTRUCTED CONSERVATORY

Laminate flooring with underfloor heating
Double doors leading to garden
Fitted window blinds and delightful open views over the garden and surrounding countryside.

DINING ROOM

11'11" x 10'1" (3.62m x 3.07m)

RECENTLY REFITTED KITCHEN

16'1" x 14'1" (4.91m x 4.30m)
With high gloss ceramic floor
Range of light grey finish units with Neff induction hob, cooker hood, Siemens split level double oven
Matching breakfast bar and eye level wall cupboards

UTILITY ROOM

8'6" x 14'1" (2.58m x 4.30m)
With similar flooring and units
Larder unit, wall cupboards and Worcester gas-fired central heating boiler
Door to garden and door to attached double garage.

BEDROOM 1

16'1" x 12'10" (4.91m x 3.90m)
Enjoying lovely open views to the rear.

EN SUITE SHOWER ROOM

Recently refitted with a large walk in shower
Vanity unit incorporating wash hand basin
WC with concealed cistern
Ceramic tiled floor
Fitted toiletries cupboard.

BEDROOM 2

9'10" x 12'10" (3.00m x 3.90m)
Deep oriel bow window.

BEDROOM 3

9'10" x 11'7" (3.00m x 3.53m)
Deep oriel bow window.

SHOWER ROOM

Recently fitted with a corner shower cubicle
Vanity unit incorporating wash hand basin
Low flush wc.

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

16'8" m x 16'4" m (5.1 m x 5 m)
Up and over door.

TO THE FRONT the property is approached over a shared private driveway with ample parking leading to the detached double garage. Good sized front garden laid mainly to lawn with shrubs, natural stone paving leading to the front entrance door.

Side access to either side leading to attractive elevated REAR GARDEN which enjoys fabulous open views and is laid to lawn with well stocked shrub borders, paved and gravelled paths enclosed by hedging and fencing.







FLOOR PLANS ...

Ground Floor

Approx. 169.2 sq. metres (1820.8 sq. feet)



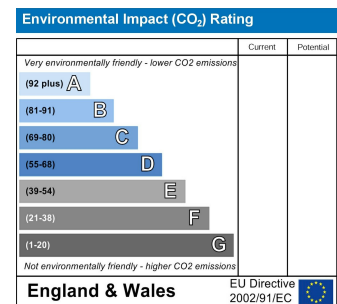
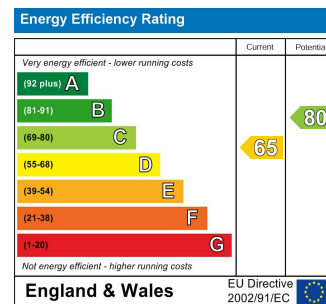
Total area: approx. 169.2 sq. metres (1820.8 sq. feet)

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A528 (Ellesmere Road) and on entering Harmer Hill the Bridgewater Arms will be seen on the left hand side. Immediately after the pub turn left into Bridgewater Close, this is just before the left hand turn towards Ellesmere.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
4 The Square, Church Stretton SY6 6DA
Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.
Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)