





Miller Evans

SHREWSBURY'S ESTATE AGENT

Kerdoon, Lyth Hill, Lyth Bank, Shrewsbury, SY3 0BT

Offers In The Region Of £850,000

# An impressive, Scandinavian designed, three bedroom detached bungalow with spectacular far reaching views.

This impressive three bedroomed detached Scandinavian designed home provides well planned and spacious accommodation briefly comprising; reception hall, large drawing room, superb garden room with roof lantern allowing copious amounts of natural light to flood through the property, study, kitchen/dining room and utility, shower room, principal bedroom with en suite bathroom, second bedroom with en suite shower room, third bedroom. Double garage and parking. Neatly kept and well stocked side and front gardens. The property benefits from gas fired central heating and underfloor heating throughout. No upward chain.

Outdoor enthusiasts will find plenty to enjoy with Lyth Hill Country Park and the Shropshire Hills area of natural beauty offering an extensive network of walking, cycling and riding routes. Just a short distance away, the vibrant town centre of Shrewsbury, nestled along the banks of the River Severn, where there are an array of restaurants, high street shops and independent boutiques together with Theatre Severn and the renowned Quarry Park with Dingle Gardens. The property is also well placed within easy reach of main road networks.





# **INSIDE THE PROPERTY**

### **RECEPTION HALL**

Storage cupboards

### **DRAWING ROOM**

19'11" x 14'11" (6.07m x 4.55m)

Spacious room with windows enjoying far reaching views Coal effect gas fire with decorative surround Sliding door to garden room

### **SUPERB GARDEN ROOM**

23'10" x 14'0" (7.26m x 4.27m)

Bi-fold doors opening onto the landscaped side garden Lantern roof affording copious amounts of natural light

### **STUDY**

14'11" x 11'9" (4.55m x 3.58m) French doors to garden room

### KITCHEN / DINING ROOM

19'8" x 10'5" (5.99m x 3.18m)
Range of matching wall and base units
Aga cooking range
Breakfast bar
Sliding doors to garden room
French doors to entrance hall

### UTILITY

Range of matching wall and base units with inset sink Door to rear of the property Door to garage

### **BEDROOM 1**

12'10" x 12'4" (3.91m x 3.76m)
Built in wardrobes
Window to the front enjoying superb views

# **EN SUITE JACK AND JILL BATHROOM**

Panelled bath Wash hand basin, wc

### **BEDROOM 2**

12'11" x 12'10" (3.94m x 3.91m) Built in wardrobes

### **EN SUITE SHOWER ROOM**

Large shower cubicle Wash hand basin, wc, bidet

### **BEDROOM 3**

14'11" x 12'0" (4.55m x 3.66m) French doors to garden room Door to Study

### **SHOWER ROOM**

Shower cubicle Wash hand basin, wc

### **OUTSIDE THE PROPERTY**

### **INTEGRAL DOUBLE GRAGE**

Dual access with driveways to the front and rear of the property, providing ample parking.

The charming, well established gardens are positioned to the front and side of the residence, offering a mix of secluded positions that enjoy the breath-taking southerly outlook over the surrounding hills. The established gardens are mainly laid to lawn with a large paved terrace providing an ideal seating area and enjoying far reaching views. There are a wide selection of shrub beds and border and a box hedge parterre and a further paved patio area.







































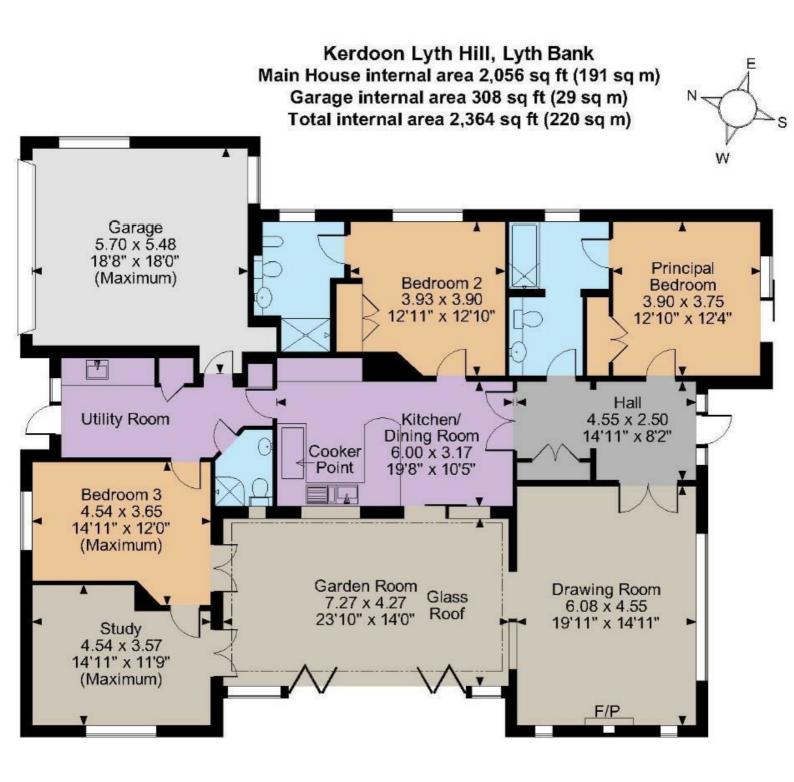






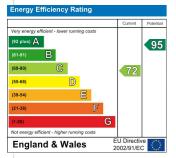


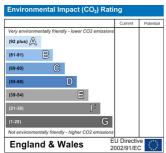
# FLOOR PLANS ...



# HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along Longden Road. Proceed through Hook-a-gate and after a short distance, turn left onto Lyth Bank. Continue bearing left and follow the road for a short distance. After the turning for Old Coppice, there are four properties and the entrance to Kerdoon will be found on the right hand side.







# **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

# Council Tax Band:

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



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