



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

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

**Offers In The Region
Of £850,000**

To view this property please call us on **01743 236 800** Ref: C7693/WM/KQ

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

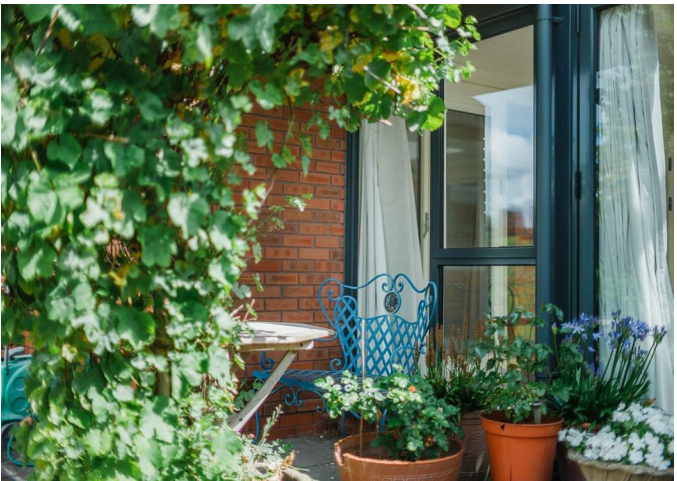
Dual access with driveways to the front and rear of the property, providing ample parking.

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.



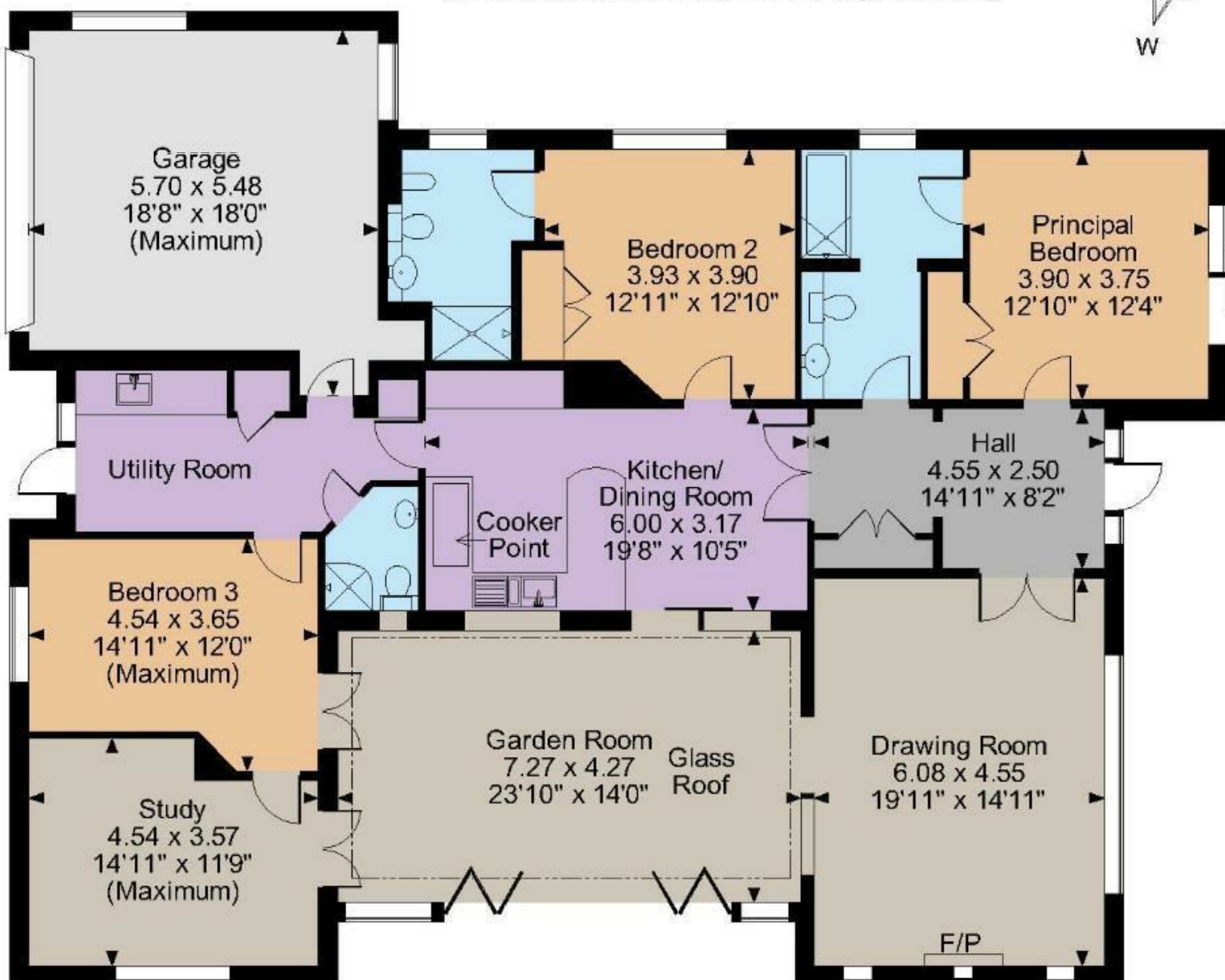
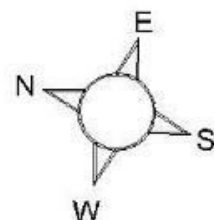






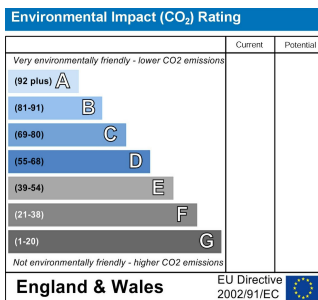
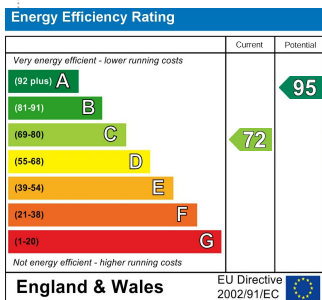
FLOOR PLANS ...

Kerdoon Lyth Hill, Lyth Bank
Main House internal area 2,056 sq ft (191 sq m)
Garage internal area 308 sq ft (29 sq m)
Total internal area 2,364 sq ft (220 sq m)



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



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)