



## **1 Broadhaven Close, Herongate, Shrewsbury, SY1 3XF**

5 bedroom detached house — £450,000 Freehold



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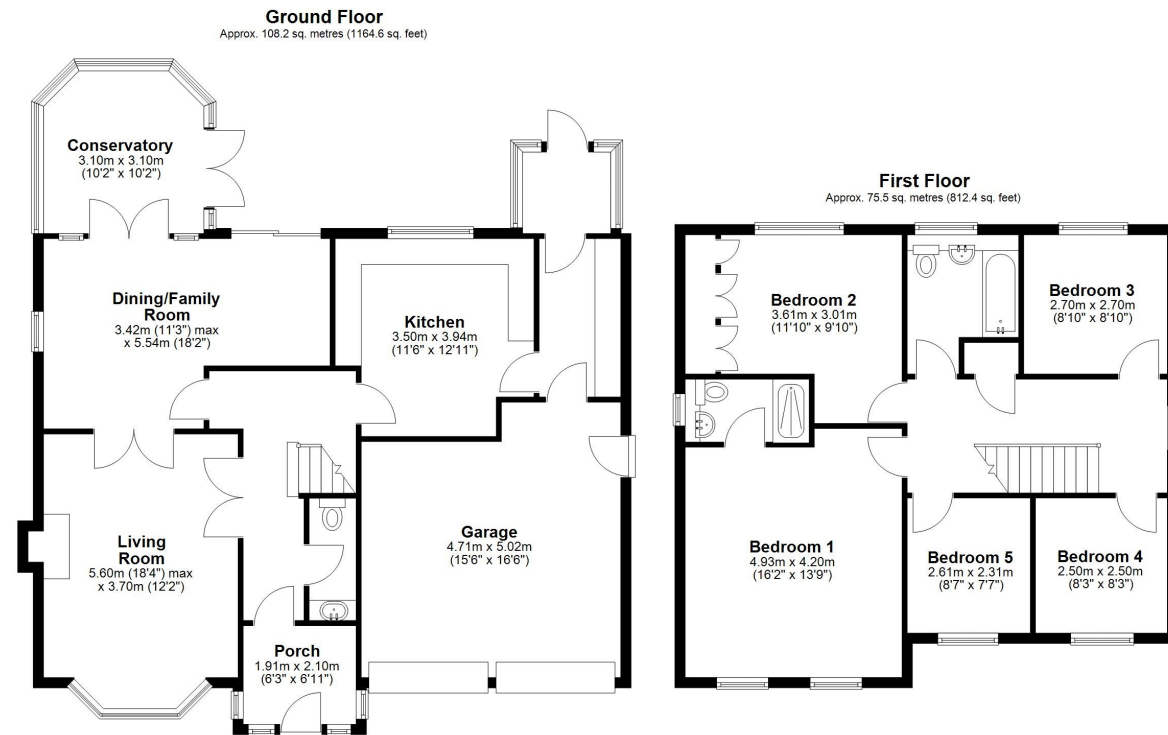
£450,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk

This very impressive and immaculately presented detached family home has been significantly improved throughout, whilst also having a lovely private and attractively landscaped south facing rear garden.

## KEY FEATURES

- Good sized entrance porch and hall with tiled flooring, feature staircase to landing and cloakroom.
- Living room with bay window to front, wood burner and double doors connecting to both the dining room and hall.
- Dining/family room with wood effect flooring, sliding patio doors to garden and further glazed double doors that open onto the conservatory/garden room.
- Fitted kitchen with tiled flooring and integrated appliances. There is also an adjoining utility room which connects to both the rear porch and garage.
- Spacious landing, family bathroom and 5 bedrooms. The main bedroom also has an en suite shower room.
- uPVC double glazed windows and gas fired central heating.
- Resin driveway to front which provides parking for at least 2 cars and access to the double garage with electric doors.
- The rear garden is south facing and laid to lawn with established borders and a sizable, paved sun terrace. Adjoining which is a large covered and semi enclosed seating area which has a plumbed outdoor shower and houses a hot tub. There is also an external timber cladded sauna, both of which are available by separate negotiation.
- Quiet and private cul de sac setting conveniently situated about a mile from the town centre and a 5-minute drive from the bypass.



Total area: approx. 183.7 sq. metres (1977.0 sq. feet)























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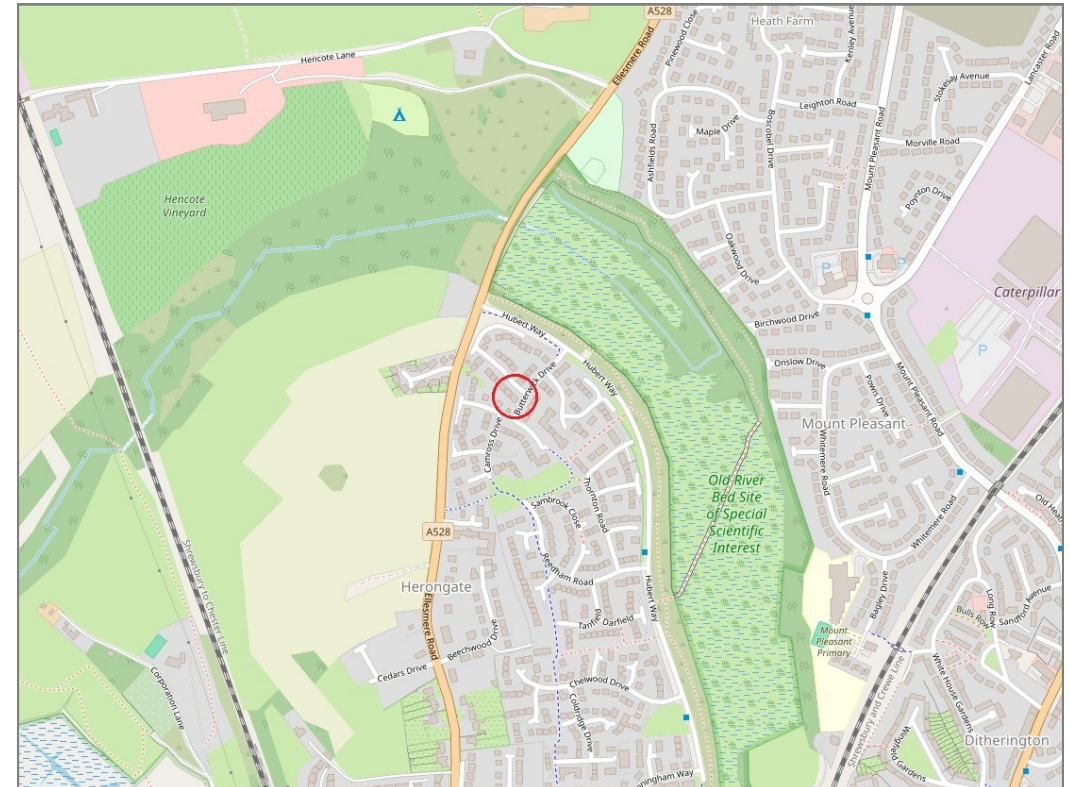
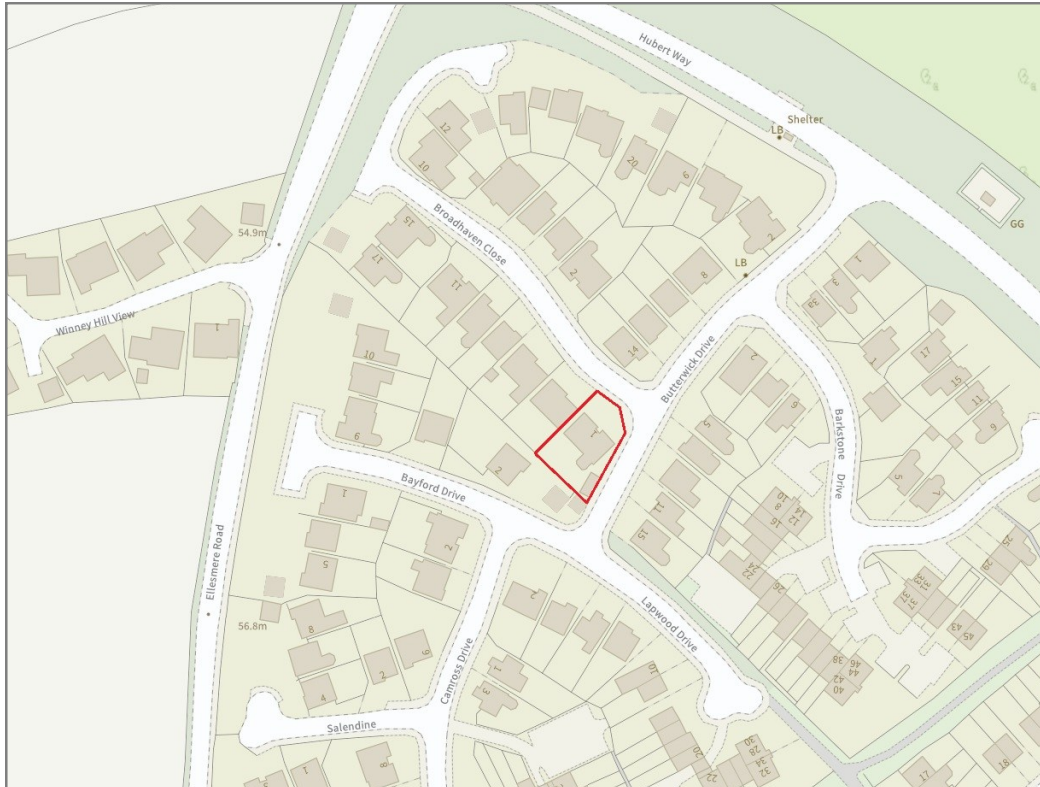
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

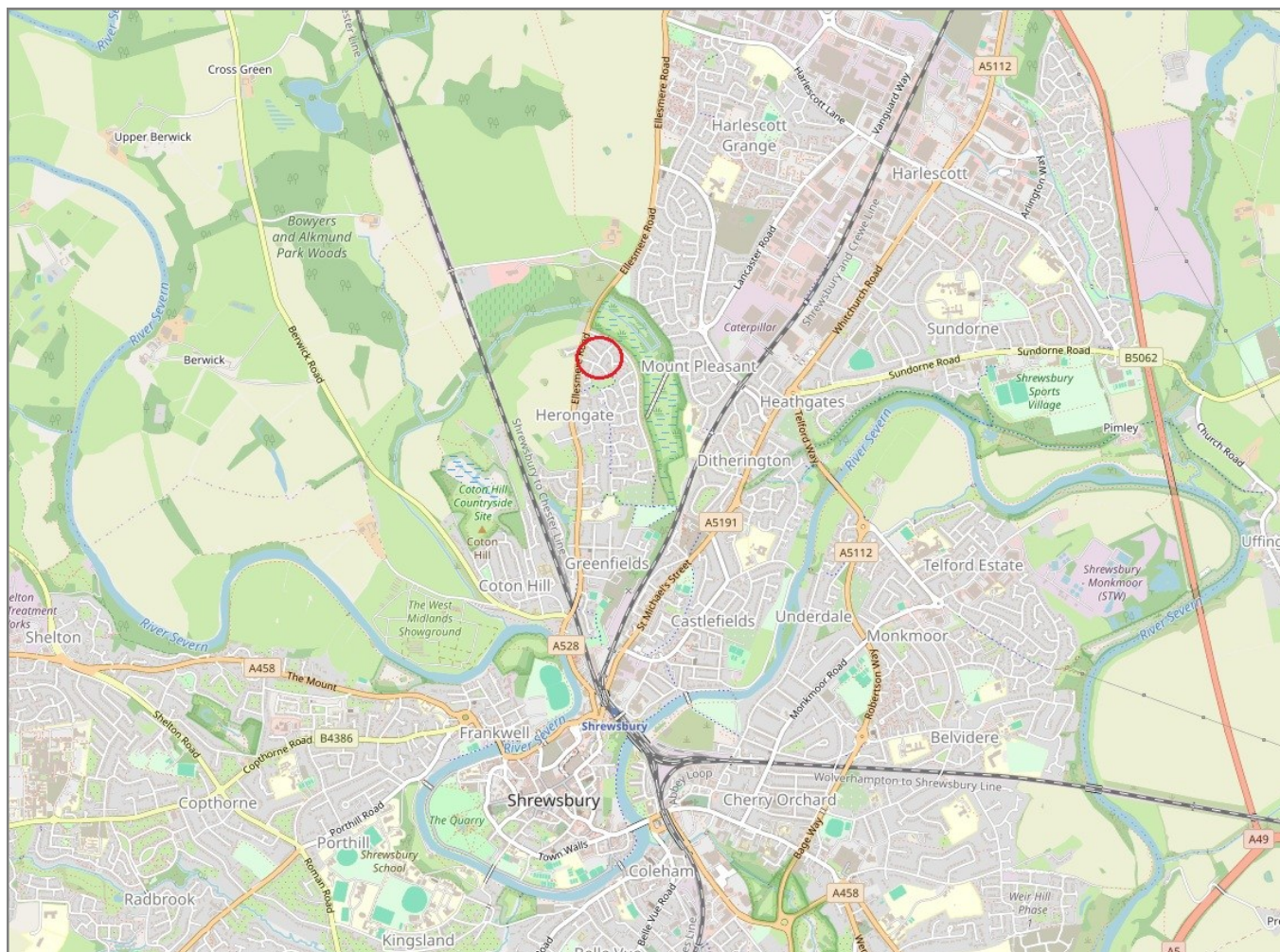


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