



Sutton Lane, Shrewsbury



OIRO £350,000

- Detached Bungalow
- Three Bedrooms & Large Reception Room
- Fully Fitted Kitchen
- Shower Room & Separate WC
- Easy To Maintain Private Garden
- Quiet Residential Area With No Chain
- Freehold
- EPC rating D

Because property is personal with...

Belvoir



Spacious Three Bedroom Detached Bungalow - No Upward Chain

A well proportioned three bedroom detached bungalow, ideally situated in a quiet residential area on the south eastern side of Shrewsbury, with convenient access to a range of local amenities and the town centre. The property offers approximately 894 sq ft of accommodation, together with a detached single garage, ample driveway parking and a particularly attractive south-west facing rear garden.

The property is offered for sale with no upward chain and would make an excellent home for those seeking single storey living in a convenient yet peaceful location.

The accommodation briefly comprises:

Entrance Hall with useful airing cupboard and access to the loft space.

Reception Room - a generous and versatile living and dining space with ample room for both seating and dining furniture. A feature fireplace with inset gas fire creates an attractive focal point, while



sliding patio doors provide plenty of natural light and open directly onto the rear garden.

Kitchen - a well-equipped fitted kitchen with a range of units and integrated appliances including an electric oven, microwave, induction hob, dishwasher, fridge/freezer and space and plumbing for washing machine. A door provides direct access to the rear garden.

There are three bedrooms, comprising two good-sized double bedrooms, both benefiting from built-in wardrobes, together with a useful single bedroom which would also suit use as a study or hobby room.

The shower room is fitted with a shower, wash hand basin and heated towel rail, with a separate WC completing the accommodation.

Outside

The property is approached over a concrete driveway providing parking for approximately three to four vehicles, leading to a detached single garage. A gated side access leads through to the rear garden, while the front garden is predominantly gravelled and complemented by a selection of mature shrubs.

The south-west facing rear garden is a particular feature, being a good size and designed for relatively easy maintenance. It is mainly laid to gravel with a paved patio area, providing an ideal space for outdoor seating and entertaining. A paved pathway leads through the garden to an area perfect for a vegetable patch, with an established apple tree and a variety of mature shrubs and plants adding interest and colour.

Location

Sutton Lane is conveniently positioned to the south-east of Shrewsbury town centre, offering easy

access to local amenities and transport links, while the historic town centre is within easy reach.

Key Features

Three bedroom detached bungalow

No upward chain

Approx. 894 sq ft of accommodation

Spacious living/dining room with feature fireplace and inset gas fire

Sliding patio doors opening onto the rear garden

Fully equipped fitted kitchen with a range of integrated appliances

Two double bedrooms with built in wardrobes, one single bedroom

Separate WC and shower room

Detached single garage

Driveway parking for approximately 3 to 4 vehicles

Good sized south west facing rear garden

Quiet residential location with convenient access to Shrewsbury town centre and local amenities





Hallway 1.83m x 3.82m (6'0" x 12'6")

Reception Room 5.59m x 4.95m (18'4" x 16'2")

Kitchen 2.81m x 2.53m (9'2" x 8'4")

Bedroom One 4.06m x 2.71m (13'4" x 8'11")

Bedroom Two 3.12m x 2.73m (10'2" x 9'0")

Bedroom Three 3.09m x 1.96m (10'1" x 6'5")

Shower 1.61m x 2.17m (5'4" x 7'1")

WC 0.86m x 1.8m (2'10" x 5'11")

Garage 5.14m x 2.42m (16'11" x 7'11")



Ground Floor Building 1



Ground Floor Building 2

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Property is personal

Approximate total area⁽¹⁾
894 ft²
83 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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