



3 Broad Haven Close, Herongate, Shrewsbury, Shropshire, SY1 3XF

£475,000

A stylish, particularly spacious 5 bedroom detached house that offers excellent family accommodation convenient for the town and road networks. With a private south west facing garden, accommodation includes: Entrance Hall, WC, Living Room, Dining Room, Large Kitchen/Breakfast Room, Utility Room, Double Garage. Upstairs the main Bedroom has an en-suite Shower Room, there are 4 further good sized Bedrooms and Bathroom.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Canopied Entrance Porch with quarry tile flooring, double-glazed composite entrance door.

Entrance Hall

Radiator, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with wash basin and WC, radiator and double-glazed window to the front.

Living Room

Walk in double-glazed bay window to the front, Adams style fireplace with tiled inlay and coal effect gas fire inset, 2 radiators and wall lights.

Dining Room

Radiator, double-glazed French doors lead onto attractive rear garden.

Kitchen/Breakfast Room

Fitted with units to 3 wall areas with laminated worktops, inset 1 1/2 bowl sink unit. Integrated electric double oven and 4-ring gas hob with filter hood above. Radiator, under-stairs storage cupboard, ample space for a dining table, double-glazed window overlooking the rear garden.

Utility Room

Fitted with units to match the Kitchen, laminate worktop and sink unit, wall-mounted Vailant gas central heating boiler, radiator, double-glazed door and window to the rear.

Integral Double Garage

Twin electric roller doors, power and lighting, door to the side.

First Floor Landing

Built-in airing cupboard with hot water cylinder and shelving, access to roof space.

Bedroom 1

Walk-in double-glazed window to the front, radiator, range of fitted bedroom furniture.

En-suite Shower Room

Fitted tiled shower cubicle, wash basin and WC, double-glazed front window.

Bedroom 2

Radiator, double-glazed window overlooking rear garden, built-in double and single wardrobes.

Bedroom 3

Radiator, range of fitted bedroom furniture, double-glazed window to the rear.

Bedroom 4

Radiator, double-glazed window to the front, built-in bedroom furniture.

Bedroom 5

Radiator, double-glazed window to the rear.

Main Bathroom

Fitted with a 4-piece suite including bath, tiled shower cubicle, wash basin and WC, vanity cupboards, half-tiled wall areas, radiator, shaver socket, extractor fan, double-glazed side window.

Outside - Front

The garden to the front is laid to lawn with central circular bed and shrub borders. Double-width driveway provides ample parking.

Rear Garden

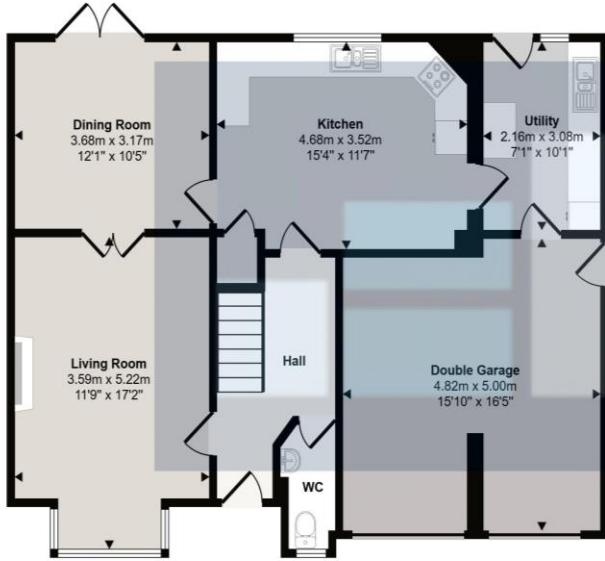
A south-facing rear garden provides great privacy and is enclosed by high-level timber fencing with concrete posts. Extensive paved patio extends the full width of the property and lawn beyond with well-established beds and borders. Electronic automatic awning. CCTV camera and alarm system.

Council Tax Band E

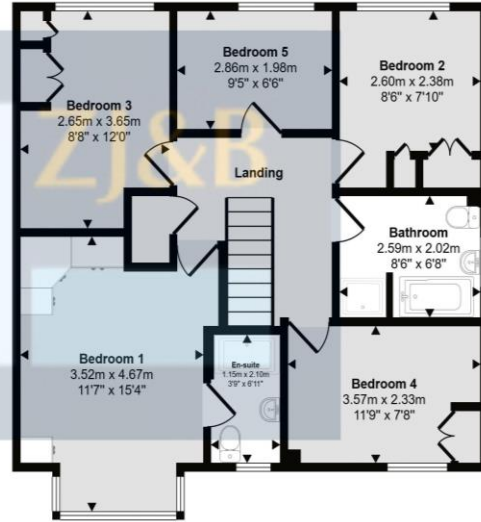
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area
156 sq m / 1684 sq ft



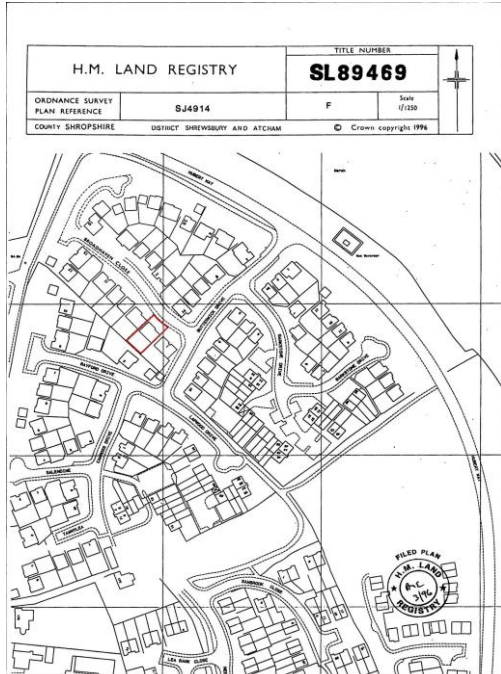
Ground Floor
Approx 90 sq m / 964 sq ft



First Floor
Approx 67 sq m / 720 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

3 Broad Haven Close SHREWSBURY SY1 3XF	Energy rating C	Valid until: 30 March 2036
		Certificate number: 7508-3060-0207-8886-7200

Property type	Detached house
Total floor area	110 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

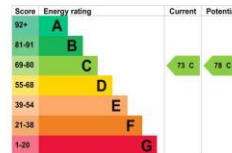
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





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Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage