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Estate Agents

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Cartmel House, Racecourse Lane, Bicton Heath, Shrewsbury, Shropshire, SY3 5BJ

£870,000

This stunning architecturally designed home has been completely modernised to an exceptionally high standard. Highly impressive, this unique, 4-bedroom family home will provide the perfect place for families, professionals, or multi-generational living.



This highly impressive, individual family home has been fully refurbished to present a fantastic, spacious home to suit several lifestyles. Set in around a quarter of an acre plot, the property is ideally placed in the exclusive Racecourse Lane in Bicton Heath, with the excellent Oxon Primary School, The Royal Shrewsbury Hospital, Mytton Oak Surgery , Shelton Cricket Club, and surrounding grounds, all within close walking distance. The appeal of the property is instant, with a striking façade blending glasswork, render and cladding, and there is ample driveway parking to the front for multiple cars.

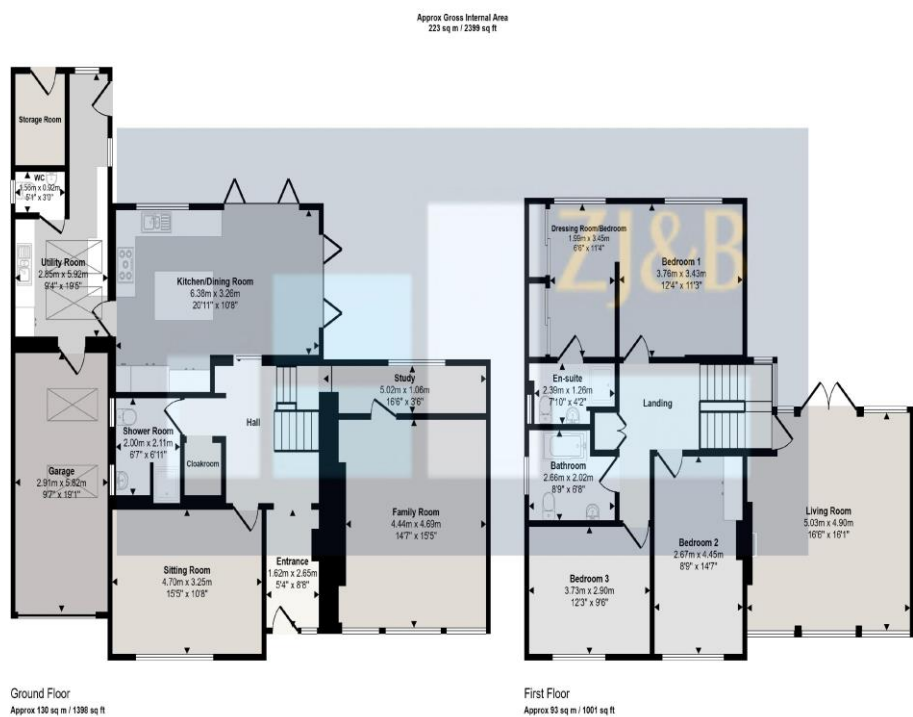
Leading into the property the hall provides a wonderful entrance with tiled flooring and feature open staircase with walk-in cloakroom and downstairs shower room. The property enjoys three reception rooms. The first is the sitting room with an open front aspect. The second is a spacious family and entertainments room with feature windows across one wall. Moving up to the split-level, the third reception room is, quite simply, stunning. There is a feature sloping roof, double aspect fully glazed walls with fabulous views and French doors lead onto a spacious balcony.

The showpiece kitchen/dining room has tiled flooring and is fitted with a full complement of units and appliances including twin ovens, gas hob with feature splashback and extractor, and wine fridge. There are two sets of tri-folding doors which lead onto the private garden. There is also a superb and spacious utility room fitted with an excellent range of units. There is access to a further WC and the garage.

The spacious master bedroom includes an en suite, and dressing room which could easily be reinstated as a bedroom. There are two further double bedrooms overlooking Racecourse Lane and fields beyond. The contemporary main bathroom is fitted with a tub bath with twin shower heads above.

The rear garden complements the house, in terms of size. A pergola with grapevines provides ambience to the secluded outside seating area. Much of the garden is laid to lawn with a selection of trees and hedging to give complete privacy.

Cartmel House provides the opportunity for purchasers to create a wonderful lifestyle for families or professionals and could easily be adapted for multi-generational living. It is a house for all seasons, and whether you are looking for a family home, space for entertaining or a tranquil retreat, we feel it ticks all the boxes.

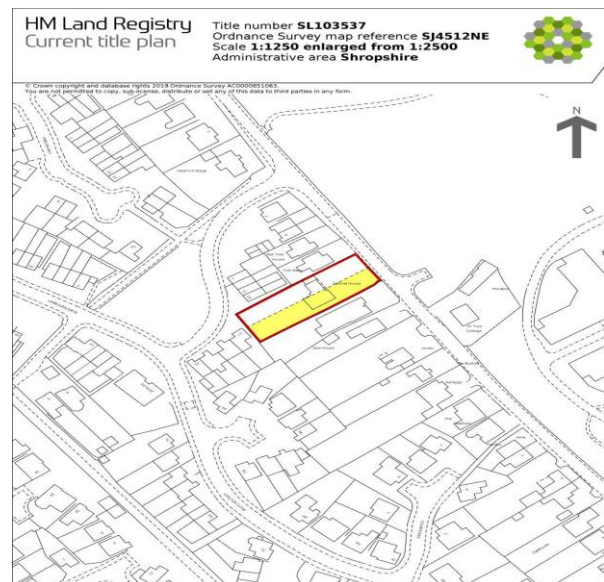


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Micro Shaggy 350.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																			
Cartmel House Racecourse Lane Sopth Heath SHREWSBURY SY3 5BJ	Energy rating C	Valid until:	24 August 2036																																
		Certificate number:	2380-4845-0022-8621-3663																																
Property type		Detached house																																	
Total floor area		168 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).																																			
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.																																			
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td><td></td><td></td></tr> <tr><td>81-91</td><td>B</td><td></td><td></td></tr> <tr><td>69-80</td><td>C</td><td>74 C</td><td>79 C</td></tr> <tr><td>55-68</td><td>D</td><td></td><td></td></tr> <tr><td>39-54</td><td>E</td><td></td><td></td></tr> <tr><td>21-38</td><td>F</td><td></td><td></td></tr> <tr><td>1-20</td><td>G</td><td></td><td></td></tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	74 C	79 C	55-68	D			39-54	E			21-38	F			1-20	G			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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Council Tax Band F

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.

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

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

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Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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