

# Trefwyns Harmer Hill Shrewsbury SY4 3EE



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £500,000**

## The features

- IMPRESSIVE DETACHED PURPOSE BUILT BUNGALOW
- ENVIABLE VILLAGE LOCATION
- GREAT SIZED GAMES ROOM WITH THE OPPERTUNITY TO MAKE INTO TWO FURTHER BEDROOMS
- DRIVEWAY FOR MUPLE CARs AND THE BENEFIT OF A DOUBLE GARAGE
- VIEWING ESSENTIAL.
- OFFERING TRULY DECEPTIVE AND SPACIOUS ACCOMMODATION
- GENEROUS LOUNGE AND SEPARATE DINING ROOM
- PRINCIPAL BEDROOM WITH LARGE EN SUITE SHOWER ROOM
- DELIGHTFUL WELL STOCKED GARDENS
- EPC RATING D



\*\*\* FABULOUS DETACHED BUNGALOW - ENVIABLE VILLAGE LOCATION \*\*\*

An excellent opportunity to purchase this immaculately presented detached bungalow which is naturally well lit and offers a great feeling of space with just under 2,000 sq ft of versatile accommodation - perfect for those buyers looking to downsize yet still require the feeling of space.

Occupying an enviable position in the heart of this popular North Shropshire village which offers ease of access to Shrewsbury, Wem and Ellesmere and which benefits from an active village hall, restaurant/public house, school bus service and for commuters ease of access to the A5/M54 motorway network. The nearby Railway station at Yorton gives access to Shrewsbury, Crewe and London.

The accommodation which truly must be viewed to be fully appreciated briefly comprises Reception Hall, good sized Lounge with feature multi fuel burner, Dining Room, Breakfast Kitchen with appliances, Utility Room, Principal Bedroom with en suite Shower Room, Guest Bedroom with well appointed large family Bathroom, Games/Snooker Room which could easily be divided to provide two additional Bedrooms, making it a stunning 4 bedroom property.

The property has the benefit of driveway with ample parking, double Garage, well maintained Gardens and large paved sun terrace - ideal for those who love to outdoor entertain - bordered by open farmland with views.

Viewing essential.

## Property details

### LOCATION

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### RECEPTION HALL

Deep covered entrance with lighting and door with glazed side screens opening to light and inviting L-shaped Reception Hall with feature mirrored wall, coved ceiling and dado rail, radiator. Wooden floor covering.

### LOUNGE

A generous sized room, perfect for those who love to entertain. Naturally well lit having sliding patio doors opening onto raised sun terrace with outlooks over the village and additional window to the side. Attractive marble fire surround and hearth housing cast iron multi fuel burner, media point, radiator.

### DINING ROOM

Another generous sized room with sliding patio doors leading onto the raised sun terrace and views over the village, coved ceiling, radiator.

### KITCHEN/BREAKFAST ROOM

Comprehensively fitted with range of units incorporating single drainer one and half bowl sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with tile topped work surfaces over and having integrated dishwasher and fridge, inset 4 ring hob with concealed extractor hood over and cutlery and pan drawers beneath. Eye level double oven and grill, microwave and storage above and below, tiled surrounds, range of eye level wall units and open fronted display shelving. Windows to the front and side providing a lovely aspect over the village, tiled flooring, radiator.

### UTILITY ROOM

with single drainer sink set into base cupboard with work surface to the side with space for appliances. Tiled floor and door to the side.

### GAMES/SNOOKER ROOM

What a fabulous versatile room this is - and having great potential to be split and provide two further bedrooms. Having two windows overlooking the rear and double opening French doors leading onto the garden/sun terrace. Fitted wall lights, radiator.

### PRINCIPAL BEDROOM

An excellent sized room having window overlooking the rear and views over open countryside. Range of fitted bedroom furniture including wardrobes, dressing table, drawers and central bedhead recess with storage over. Radiator.

### EN SUITE SHOWER ROOM

fitted with suite comprising large shower cubicle with direct mixer unit, wash hand basin, bidet and WC. Complementary tiled walls and flooring, window to the rear, radiator.

### BEDROOM 2

Another generous sized double room with window overlooking the rear with views over open fields. Range of fitted bedroom furniture including wardrobes, drawers, central bed head recess with storage over, radiator.

### WELL APPOINTED BATHROOM

A large room featuring a jacuzzi panelled semi circular bath, shower cubicle, bidet, WC and wash hand basin set into vanity with storage beneath. Complementary tiled surrounds, radiator and window to the rear.

### OUTSIDE

The property occupies an enviable slightly elevated position in the heart of this much sought after village, approached over sweeping brick paved driveway providing parking for numerous cars and leading to the DOUBLE GARAGE with up and over door, power and lighting and personal door to the rear.

The Gardens are beautifully maintained and to the front laid to lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees and enclosed to either side with brick walling. Side pedestrian access leads around to the Rear Garden which has been laid for ease of maintenance to a large paved sun terrace - which is the perfect spot for those who love to entertain and dine alfresco. Enclosed with brick walling and bordered to the rear by open farmland with lovely rural aspect.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band G - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

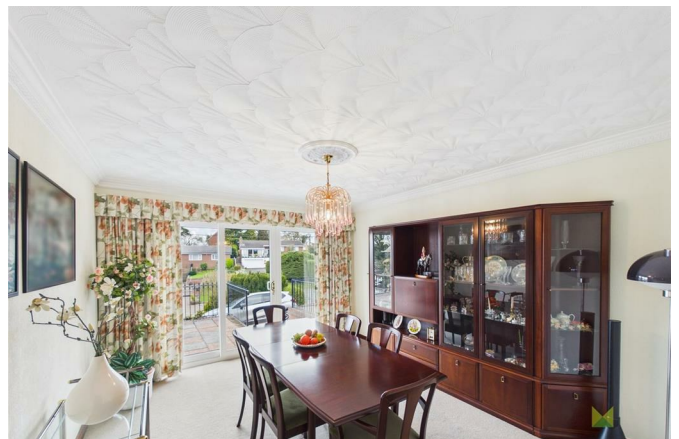
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

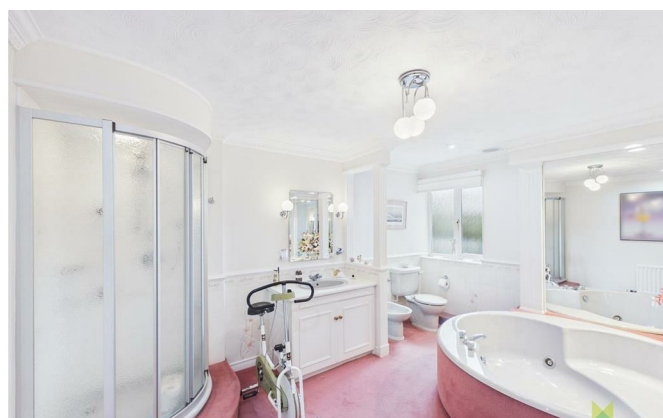
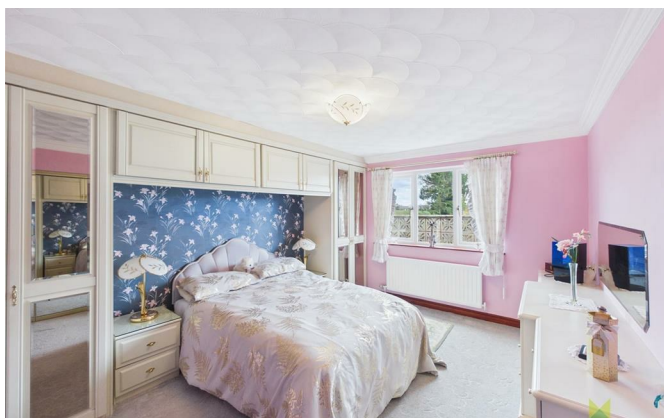
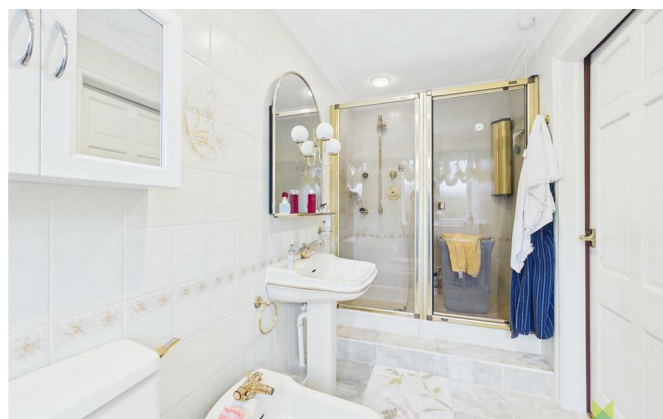
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



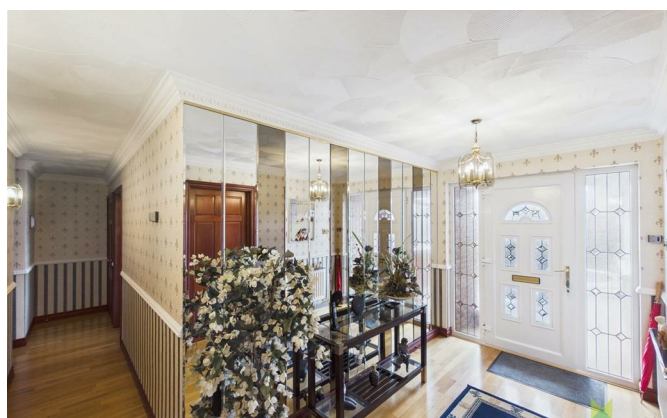


**MONKS**



## Trefwyns , Harmer Hill, Shrewsbury, SY4 3EE.

3 Bedroom Bungalow - Detached  
Offers In The Region Of £500,000





## Judy Bourne

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## Get in touch

Call. 01939 234368  
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Click. www.monks.co.uk

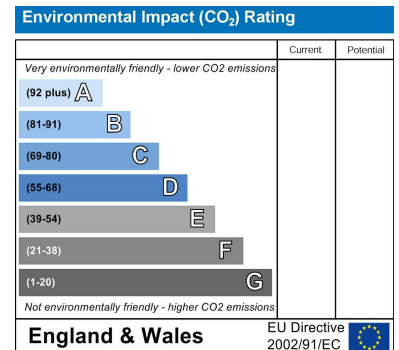
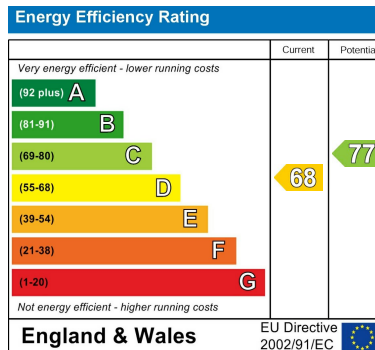
## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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