



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**



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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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

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