



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Goring, Shorthill, Lea Cross, Shrewsbury, SY5 8JE

**Offers In The Region
Of £625,000**

To view this property please call us on **01743 236 800** Ref: C7654/WM/lrd

An immaculate and imposing 5 bedroom detached family home.

This beautifully presented and imposing 5 bedroom detached family home, provides well planned and well proportioned accommodation throughout, briefly comprising: reception hall, lounge, dining area, reading/music area, kitchen/breakfast room, utility room, shower room and study/guest room. Master bedroom with en-suite shower room and dressing room. Three further bedrooms, bedroom 5/dressing room and family bathroom. Spacious driveway, tandem garage and a landscaped rear garden with paved patio area and fantastic countryside views.

There is huge potential for the left side of the property to be turned into an Annex. The study/guest room could potentially become an additional bedroom with its own shower room, and the utility room converted to become a kitchen, with private access, thus providing multi-generational living.

Lea Cross is situated in an area of natural outstanding beauty with a range of recreational pursuits on the doorstep, as well as excellent local amenities, such as Arscott Golf Club, the award-winning Lea Cross Tandoori restaurant, bus links to Mary Webb school and additionally being a ten minute drive to Shrewsbury town centre, with its array of cafes, shops and restaurants. The property is also ideally placed within easy reach of the Shrewsbury bypass, allowing access to the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

RECEPTION HALL

Window to the front and two storage cupboards

DINING AREA

12'9" x 11'5" (3.90 x 3.50)

Large window to the front

Fitted bar area

Free flowing access to:

LOUNGE

20'4" x 17'8" (6.20 x 5.40)

Provides impressive accommodation with a feature fireplace

Sliding doors to the rear patio

Access to:

READING/MUSIC AREA

KITCHEN/BREAKFAST ROOM

22'3" x 14'1" (6.80 x 4.30)

Range of matching wall and base units

Fully integrated appliances

Large window to the rear providing natural light and fantastic views

UTILITY ROOM

10'5" x 9'2" (3.20 x 2.80)

Range of wall and base units

Window to the rear

Additional access

STUDY / GUEST ROOM

10'5" x 8'10" (3.20 x 2.70)

Window to the front

SHOWER ROOM

6'10" x 6'2" (2.10 x 1.90)

Shower cubicle

Wash hand basin

Low flush wc

Window to the side

From the reception hall, STAIRCASE rises to a FIRST FLOOR LANDING

MASTER BEDROOM

15'1" x 11'9" (4.60 x 3.60)

Large window to the rear

EN-SUITE SHOWER ROOM

8'10" x 8'6" (2.70 x 2.60)

Large shower cubicle

Low flush wc

Wash hand basin

DRESSING ROOM

9'6" x 8'10" (2.90 x 2.70)

Window to the side

BEDROOM 2

12'5" x 9'6" (3.80 x 2.90)

Window to the front

Double built-in wardrobes

BEDROOM 3

11'6" x 8'1" (3.51 x 2.48)

Window to the front

Double built-in wardrobes

BEDROOM 4

11'9" x 10'2" (3.60 x 3.10)

Window to the rear

BEDROOM 5 / DRESSING ROOM

11'9" x 8'10" (3.60 x 2.70)

Windows to the front and side

FAMILY BATHROOM

Panelled bath

Low flush wc

Wash hand basin

Windows to the side and rear

OUTSIDE THE PROPERTY

TANDEM GARAGE

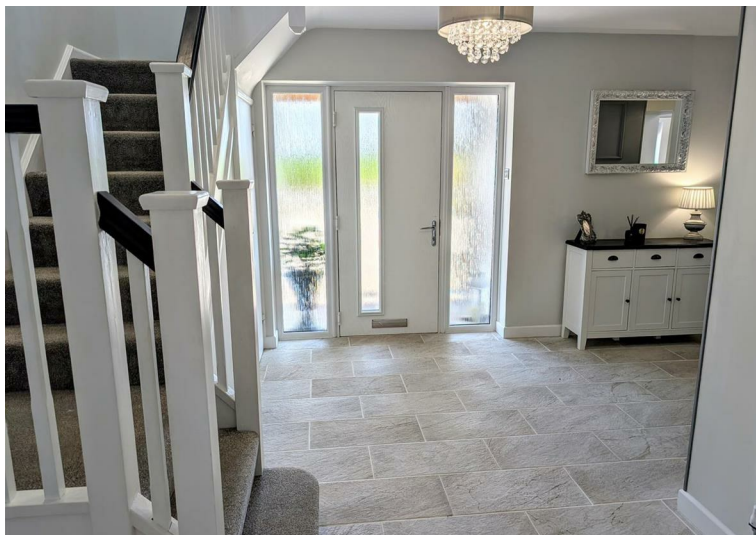
28'2" x 8'10" (8.60 x 2.70)

The property is approached over a gravelled driveway, providing ample parking and access to the tandem garage; enclosed on all sides by wooden fencing, brick wall and mature hedging..

Side access to the rear of the property.

To the rear of the property, there is an impressive patio area, perfect for outside entertaining, barbeque area, and an area predominantly laid to lawn, landscaped floral borders with the property enclosed on all sides with wooden fencing.

Access to the Public Right of Way in the far left hand corner of the garden. Stunning views of Shropshire's countryside.

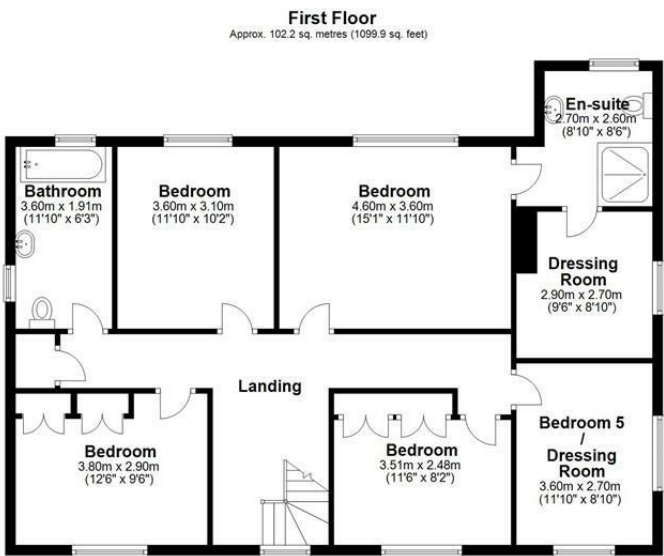
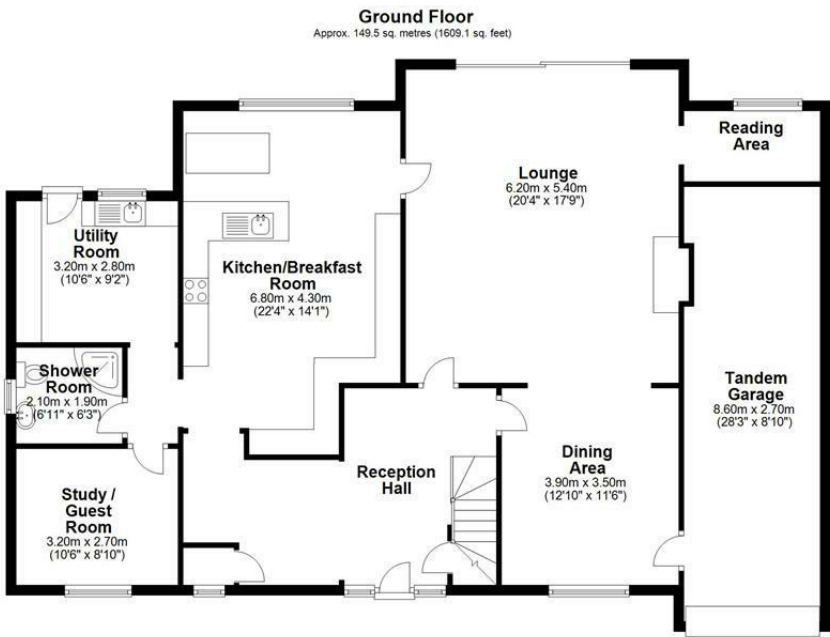








FLOOR PLANS ...

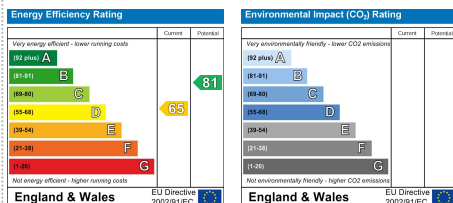


Total area: approx. 251.7 sq. metres (2709.0 sq. feet)
Goring

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A488 Bishops Castle road. Proceed through Hanwood and continue for a further distance. Before reaching Lea Cross Tandoori, take a left turn. Continue along the road for a short distance and the property will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and natural gas are connected. Septic tank drainage.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

Council Tax Band F

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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