



**40 Sutton Lane £379,995**

Shrewsbury, Shropshire, SY3 7QQ

**SPENCER  
JAKEMAN**

# 40 Sutton, Lane Shrewsbury, Shropshire, SY3 7QQ

- Detached dormer style Bungalow offering spacious and versatile accommodation
- Generous ground floor bedroom with ensuite shower room
- Two further double bedrooms and family bathroom on the first floor
- Attached garage with up and over door and access from the hallway
- Open plan living/dining room with large window to front allowing light to pour through the room
- Enclosed pleasant rear garden
- Driveway to the front with access for parking
- No upward chain

A detached dormer style bungalow offering a potential purchaser scope to personalise to fully appreciate the potential accommodation on offer. The versatile property briefly comprising an entrance porch, hallway with access to the garage, spacious sitting/dining room, kitchen with access to the rear garden, ground floor bedroom with en-suite shower room and fitted wardrobes. On the first floor are two further bedrooms and a family bathroom. The property has the added benefit of gas heating, double glazing and private enclosed gardens enjoying lovely sunny aspect. Driveway to the front with access for parking and ornamental garden. The property is conveniently located being within walking distance of a good-sized convenience store and accessing the town centre with further access routes out of the town. The property is to be sold with no upward chain.





Entrance Porch

Hallway

Bedroom One 17' 5" x 9' 10" (5.3m x 3.00m)

En-suite

Access to garage from hallway

Garage 16' 9" x 10' 6" (5.1m x 3.2m)

Living/dining Room

Kitchen 9' 2" x 8' 6" (2.8m x 2.6m)

Stairs from hallway to first floor landing

Bedroom Two 13' 9" x 11' 6" (4.2m x 3.5m)

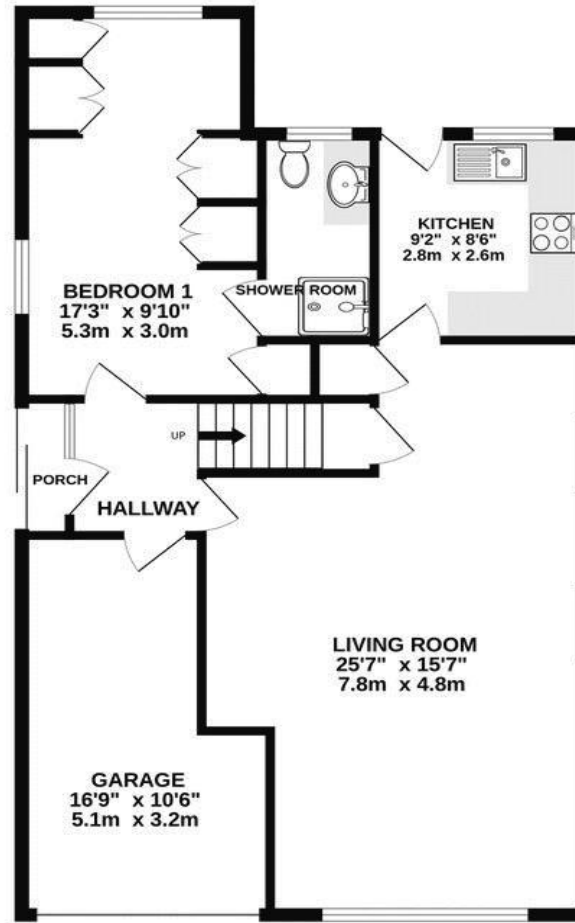
Bedroom Three 11' 10" x 6' 11" (3.6m x 2.1m)

Family Bathroom

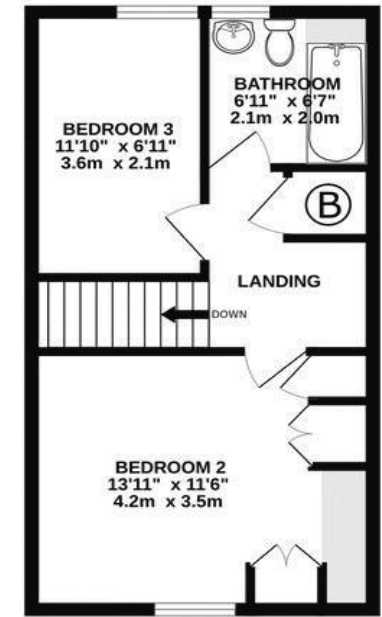




GROUND FLOOR  
847 sq. ft. (78.7 sq. m.) approx.



1ST FLOOR  
370 sq. ft. (34.4 sq. m.) approx.



TOTAL FLOOR AREA : 1217 sq. ft. (113.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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