



30 Gorse Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0JL

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**Offers In The Region Of £265,000**

Viewing: strictly by appointment through the agent



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Occupying a lovely and particularly secluded position within this desirable residential location. This is a beautifully renovated deceptively spacious and exceptionally well presented two double bedroom semi detached cottage. The property boasts attractive lounge with exposed beams and wood burning stove, a re-fitted kitchen/breakfast room with built-in appliances, stylish re-fitted bathroom, large rear gardens which border local farmland and offer a stunning aspect towards the Shrewsbury town centre and beyond. Bayston Hill has an excellent variety of local amenities and is well placed for easy to the Meole Brace retail park, Shrewsbury town centre and bypass which links up to the M54 motorway network. Viewing comes highly recommended by the agent for the property and it situations can be fully appreciated.

#### Accommodation

Entrance porch, attractive lounge/diner with exposed beams and timbers, re-fitted kitchen/breakfast room with built-in appliances, stylish re-fitted bathroom, side lobby, first floor landing, two double bedrooms, driveway, large rear gardens bordering local farmland with stunning aspect towards Shrewsbury town centre and beyond, upvc double glazing, gas fired central heating. Viewing is recommended.

Wooden framed sealed unit double glazed entrance door gives access to:

#### Entrance porch

having sealed unit double glazed windows, tiled floor.

Door then gives access to:

#### Attractive bay fronted lounge/diner

17'1 max x 11'3 excluding bay  
Having walk-in sealed unit double glaze bay window to front, exposed beams and timbers, wood burning stove set to a exposed brick hearth with matching fire surround and tiled mantle, TV aerial point, featured exposed brick wall, wall hung contemporary radiator, wood effect tiled flooring.

Arch from lounge/diner gives access to;

#### Kitchen/breakfast room

11'5 x 10'2  
Having a range of replaced eye level and base units with built-in cupboards and drawers. integrated oven, fridge and freezer, dishwasher, four ring electric hob, with stainless steel cooker canopy over, fitted worktops with 1 1/2 stainless steel sink drainer unit with mixer tap over, LED recessed spotlights to ceiling, upvc double glazed window to side, wood effect tiled flooring, radiator.

From kitchen/breakfast room access is given to:

#### Side lobby

Having upvc double glazed door to side of property, upvc double glazed window and wood effect tiled flooring.

From kitchen/breakfast room oak door gives access to:

#### Stylish re-fitted bathroom

7'9 x 7'0  
Having a four piece suite comprising, large corner tiled shower cubicle with drench shower over and handheld shower attachment off, panelled bath, low flush WC with hidden cistern, wash hand basin set to vanity unit, part tiled to walls, upvc double glazed window to rear, wood effect tiled flooring, contemporary wall hung radiator, LED recessed spotlights to ceiling, wall mounted extractor fan.

From lounge/diner stairs rise to:

#### First floor landing

Having radiator, loft access.

Oak doors then give access to: Two double bedrooms.

#### Bedroom

12'5 x 11'9  
Having featured vaulted ceiling with exposed timbers, upvc double glazed windows to front and rear, radiator, open fronted over-stairs fitted wardrobe/store cupboard.

#### Bedroom

11'3 x 10'1  
Having upvc double glazed window to rear which takes full advantage of the stunning rural aspect over local farmland and borders the Shrewsbury town centre and beyond, radiator.

#### Outside

To the front of the property there is a stoned parking forecourt with stoned driveway to side, gated access then leads to the side of the property where there is a further stoned section with timber outhouse housing the gas fired central heating boiler.

Access is then given to property's:

#### Generous sized rear gardens

Having outside cold tap, paved pathway, lawned gardens,

paved sun terrace which takes full advantage of the stunning outlook towards local farmland, countryside and beyond, brick built store and timber garden shed. The rear gardens are enclosed.

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND B

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.


#### Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Disclaimer

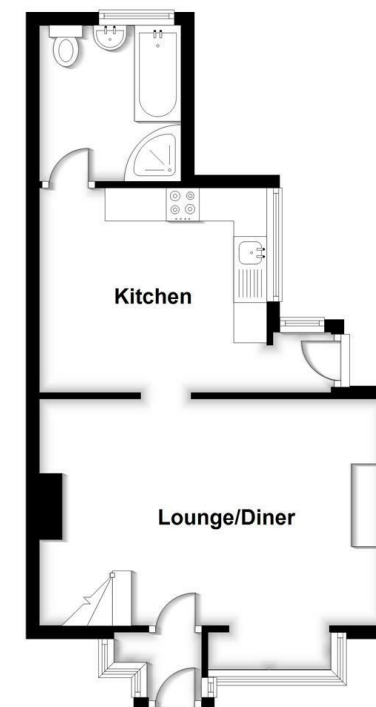
Any areas / measurements are approximate only and have

not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

Ground Floor



First Floor

