

6 Downey Ridge, Bayston Hill, Shrewsbury, Shropshire,
SY3 0BF

www.hbshrop.co.uk



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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Occupying a beautiful position, bordering local farmland and offering stunning views towards the Shrewsbury town centre, local countryside and beyond, this is an attractive, spacious and particularly well proportioned three bedroom detached house, constructed by renowned local builders Shropshire Homes. Bayston Hill is a popular residential location within close proximity to excellent amenities and being well placed for easy access to the Meole Brace retail park, local bypass linking up to the M54 motorway and the historic town centre of Shrewsbury. This property will be of interest to many types of buyers and a viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, utility room, cloakroom, sitting room/ground floor bedroom, first floor landing, master bedroom with large ensuite shower room, two further double bedrooms, family bathroom, front and rear enclosed gardens which border local farmland and offer a stunning aspect towards local countryside, the Shrewsbury town centre and beyond, tarmacadam driveway, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway

Having radiator, wall mounted thermostat control unit.

Door from entrance hallway gives access to:

Lounge

13'6 x 11'9

Having UPVC double glazed window to front, radiator, coal effect gas fire set to a marble style hearth with matching fire surround.

Door way from lounge gives access to:

Kitchen/diner

17'10 x 11'1

Having eye level and base unit with built-in cupboards and drawers, integrated dishwasher, fridge freezer, double oven, four ring gas hob with stainless steel cooker canopy over, fitted granite worktops with inset 1 1/2 stainless steel sink drainer with mixer tap over, UPVC double glazed window with pleasing aspect to rear, UPVC double glazed French doors giving access to rear gardens, tiled floor, recessed spotlights to ceiling, under stairs storage cupboard.

Door from kitchen/diner gives access to:

Utility room

7'11 x 5'6

Having base unit with fitted worktop with inset stainless steel sink drainer unit and mixer tap over, tiled floor, radiator, double glazed door giving access to side of property, recessed spotlights to ceiling, wall mounted extractor fan.

Door from utility room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, radiator, tiled floor.

Doorway from utility room gives access to:

Sitting room/bedroom

16'3 x 7'8

Having UPVC double glazed window to front and side of property, radiator, cupboard housing gas fired central heating boiler.

From entrance hallway stair rise to:

First floor landing

Having loft access, radiator, store cupboard housing pressurised water system.

Doors from first floor landing give access to: Three bedrooms and bathroom.

Bedroom one

12'1 x 11'2 excluding wardrobe recess

Having large fitted mirror fronted wardrobe, UPVC double glazed window to front, radiator.

Door to:

Large ensuite shower room

Having walk-in tiled shower cubicle, low flush WC, pedestal wash hand basin, radiator, two UPVC double glazed windows to front, tiled floor, recessed spotlights to ceiling.

Bedroom two

12'0 x 11'5 max

Having UPVC double glazed window with pleasing aspect to rear, radiator.

Bedroom three

11'4 x 7'10

Having UPVC double glazed window with pleasing aspect to rear, radiator.

Bathroom

Having a three piece suite comprising: Panel bath with mixer shower over, pedestal wash hand basin, low flush WC, tiled floor, shaver point, wall mounted extractor fan, recessed spotlights to ceiling, wall mounted heated towel rail, UPVC double glazed window to side.

Outside

To the front of the property there is a double width driveway with paved pathway giving access to front door, lawn garden and raised bed. Gated pedestrian side access then leads to the property's:

Rear gardens

Which offer a stunning aspect and border local farmland. The gardens comprise: paved patio area, outside lighting point, lawn gardens, raised beds. 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 D

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).

Referral fee disclaimer

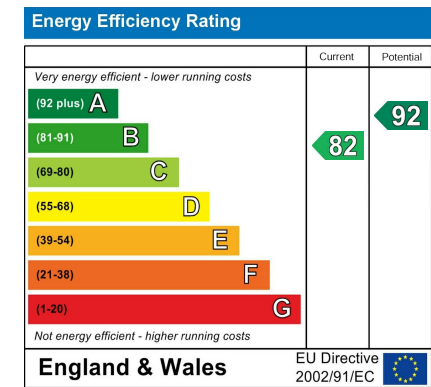
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

