



## **Pevery View, Yeaton, Nr. Baschurch, Shrewsbury, Shropshire, SY4 2HX**

### **£1,100,000**

Viewing Is Essential To Appreciate This stunning, individually designed 5 bedroom contemporary home that extends to an area in excess of 3,600 sqft. Surrounded by beautiful countryside yet only 7 miles from Shrewsbury centre. The incredibly spacious accommodation provides: Magnificent Hall, Living Room, Dining Room, Impressive Family Kitchen/Sitting Room, Conservatory, Utility, Bedroom/Study, Wet Room. On the 1st Floor There Are 4 Double Bedrooms, Study And 2 Bathrooms. Broadband FTTP, Landscaped Gardens All Around, Large Garage. No Upward Chain.



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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**

Art Deco style double glazed composite entrance doors.

### **Impressive Reception Hall** 14' 4" x 13' 4" (4.37m x 4.06m)

Porcelain tile flooring, designer radiator, 2 storage cupboards, access to Inner Hall, staircase leads to Galleried First Floor Landing.

### **Living Room** 20' 11" x 19' 7" (6.37m x 5.96m)

Double doors, central ceiling feature, 3 windows and French doors.

### **Magnificent Family Kitchen/Sitting Room** 26' 8" x 13' 7" (8.12m x 4.14m)

Porcelain tile flooring, bi fold doors to garden with views over countryside beyond. Kitchen fitted with contemporary units, central island with quartz work top. Integrated Neff hide and slide oven, Neff combi microwave oven, Elica induction extraction hob, Siemens dishwasher, full height fridge and freezer. This room opens into

### **Conservatory** 13' 6" x 10' 6" (4.11m x 3.20m)

Warm roof, double glazed windows and French doors to garden.

### **Utility Room** 8' 8" x 8' 2" (2.64m x 2.49m)

Fitted with units, integrated microwave oven, Hotpoint dishwasher and Hoover washing machine.

### **Laundry Room**

Laundry shoot from First Floor.

### **Inner Hall**

Staircase leads to Studio/Bedroom 4 and Study/Bedroom, large under stairs storage cupboard.

### **Dining Room** 13' 3" x 10' 9" (4.04m x 3.27m)

Window overlooking garden to the rear.

### **Study/Bedroom** 10' 11" x 10' 10" (3.32m x 3.30m)

Window to the front.

### **Wet Room**

Beautifully fitted, fully tiled walls and flooring, large shower area with screen, wash basin, WC, window to the rear.

### **Galleried First Floor Landing**

Built in airing cupboard and window enjoying views over countryside, skylight providing natural lighting.

### **Bedroom 1** 16' 9" x 15' 1" (5.10m x 4.59m)

French doors and Juliet balcony, electric skylight, large walk in wardrobe, door to useful eaves store cupboard with laundry shoot.

### **Fabulous En Suite Bathroom** 10' 10" x 9' 9" (3.30m x 2.97m)

Fitted with quality 5 piece suite including slipper bath, shower cubicle, vanity unit with twin basins and cupboard beneath, WC, window to the rear, tiled flooring.

### **Bedroom 2** 14' 3" x 12' 0" (4.34m x 3.65m)

Window enjoying lovely views.

### **Bedroom 3** 14' 3" x 12' 0" (4.34m x 3.65m)

Window with lovely rural views.

### **Main Bathroom**

Beautifully appointed with quality 4 piece suite including bath, wash basin, WC, designer radiator, window overlooking adjoining countryside.

### **Studio/Bedroom 4** 23' 6" x 15' 8" (7.16m x 4.77m)

French doors with Juliet balcony, feature porthole window to the front, 2 skylights.

### **Study/Bedroom** 12' 4" x 9' 0" (3.76m x 2.74m)

Skylight.

### **Outside**

The property stands in large, landscaped gardens, approached through double gates leading onto extensive driveway providing ample parking and turning space and access to Garage.

The front garden is laid to a sweeping lawn with central circular bed and sun terrace and enclosed by brick walls. Large corner timber shed. To the rear is a wide paved patio with lawn extending beyond with raised beds to one corner. Useful screened gravelled area to the side.

### **Garage**

Insulated, electric up and over door, double glazed personal door, oil fired central heating boiler and Boot Room with work surface and sink.

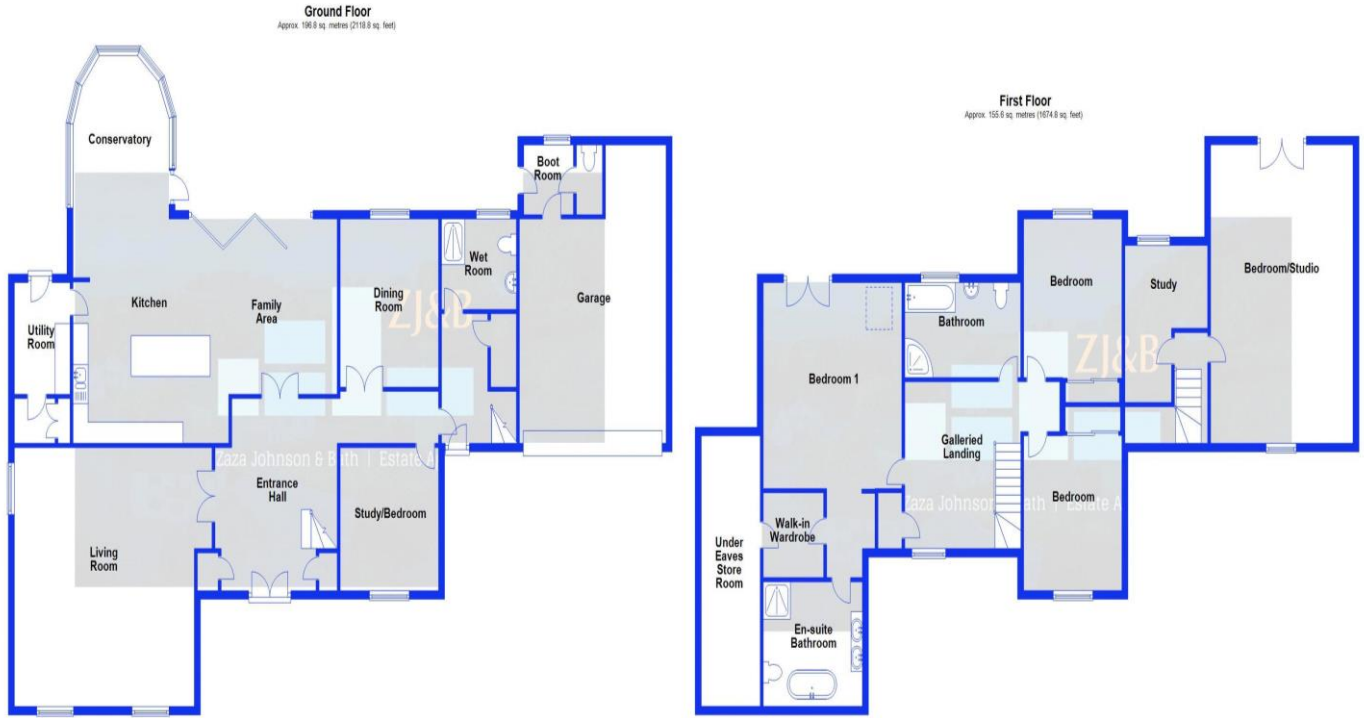
### **WC**

With wash basin and WC.

Council Tax Band C

**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**



FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

Pevensey View Newton Baschurch SHREWSBURY SY4 2JX	Energy rating <b>C</b>	Valid until: 31 August 2033 Certificate number: 7590-3029-2308-7247-6200
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Property type: Detached house

Total floor area: 320 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### **FREE MORTGAGE ADVICE**

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**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**