



SAMUEL WOOD

Lyngate, 3 Berwyn Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0JF

Offers In The Region Of £425,000







# Lyngate, 3 Berwyn Drive

Bayston Hill, Shrewsbury, Shropshire, SY3 0JF



- Four-bedroom, two-bathroom semi-detached family home
- Separate lounge, utility room and ground floor WC
- Detached garden room/home office with Wi-Fi and insulation
- Driveway parking, lawned front garden and garage access
- Located in Bayston Hill with great local amenities and schools
- Open-plan kitchen/dining/family room with bifold doors
- Modern en-suite to principal bedroom
- Spacious rear garden, ideal for entertaining
- Excellent transport links to the A5, A49 M54 & beyond.
- EPC Rating C

Blending timeless character with bold, contemporary design, Lyngate is a home of rare distinction — thoughtfully extended and impeccably styled to meet the demands of modern family living. Set in the sought-after village of Bayston Hill, just south of Shrewsbury, this four-bedroom semi-detached property delivers an exceptional balance of elegance, space and practicality. From the striking open-plan kitchen and living hub to the versatile garden office and generous outdoor space, every detail has been carefully curated to create a home that is as functional as it is beautiful. Whether you're working remotely, hosting guests, or simply enjoying day-to-day life, Lyngate offers the perfect backdrop in one of Shropshire's most desirable locations.

The heart of the home is a breath-taking open-plan kitchen, dining and family room featuring sleek cabinetry, ample worktops and expansive bi-fold doors that seamlessly connect to the garden. Complemented by a separate lounge, large utility room and ground floor WC, the layout has been carefully considered for comfort, functionality and flow. Upstairs, four well-proportioned bedrooms are accompanied by two stylish bathrooms, including a modern en-suite to the principal bedroom.

To the rear, the generous garden is ideal for families and outdoor entertaining. A standout feature is the detached garden room/home office - fully insulated and equipped with independent Wi-Fi and power, it provides a versatile space for remote working, creative pursuits or quiet relaxation.

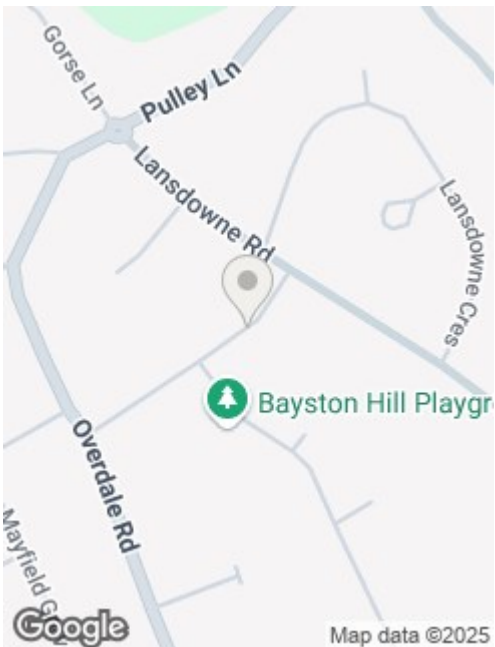
Situated in the ever-popular Bayston Hill, the home offers driveway parking, a lawned front garden, and easy access to the garage. With a strong local community, nearby schools and excellent amenities, it combines village charm with commuter convenience, thanks to the A49 and proximity to Shrewsbury.











## Directions

What3Words - [///alert.dinner.castle](https://www.what3words.com/#!/alert.dinner.castle)

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 17 Mbps, Superfast 80 Mbps & Ultrafast 2300 Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.













**Ground Floor**

Floor area 96.0 sq.m. (1,033 sq.ft.)



**First Floor**

Floor area 73.1 sq.m. (787 sq.ft.)

**Total floor area: 169.1 sq.m. (1,821 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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