

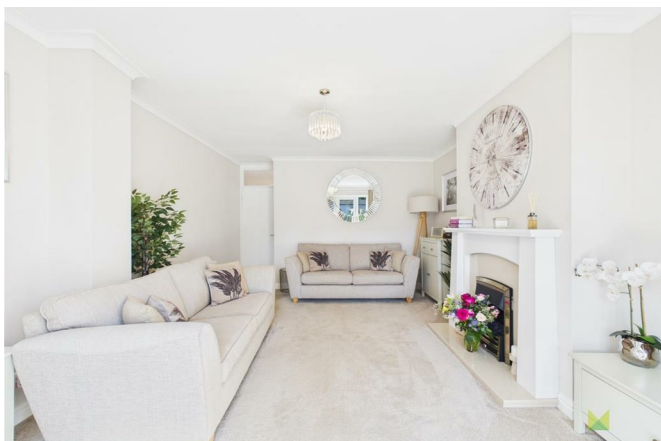
11 Hampton Close Oswestry SY11 1SL



3 Bedroom Bungalow - Detached
£425,000

The features

- IMPRESSIVE THREE BEDROOM DETACHED BUNGALOW
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH CARPORT AND GARAGE
- GARDEN WITH BAR AND GYM AREA
- MUCH SOUGHT AFTER LOCATION
- RECEPTION HALL, LOUNGE, DINING ROOM, BREAKFAST KITCHEN
- 3 FURTHER BEDROOMS AND BATHROOM
- WELL STOCKED GARDENS,
- VIEWINGS ESSENTIAL



*** EXCELLENT DETACHED BUNGALOW IN ENVIABLE LOCATION ***

An opportunity to purchase this attractively presented and improved 3 bedroom detached bungalow, perfect for those looking to downsize.

Occupying an enviable position in this much sought after location, close to the Town Centre and amenities.

The accommodation briefly comprises spacious Reception Hall, Lounge with French doors to the garden, Dining Room, Kitchen/Breakfast Room, Principal Bedroom with en suite Shower Room, 2 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, carport and Garage. Delightful well stocked rear garden, garden bar and gym area.

Early viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular and busy market Town tucked away in a private driveway with a gated access. A pleasant stroll from all amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen.

RECEPTION HALL

Covered entrance with door opening to spacious L Shaped Reception Hall with access to roof space, parquet flooring, radiator.

LOUNGE

A generous sized room having double opening French doors with full height glazed side panels opening onto the garden. Ornate fire surround housing living flame gas fire, media point, radiator.

DINING ROOM

With French doors to the side, parquet flooring, radiator.

KITCHEN/BREAKFAST ROOM

Attractively fitted with cashmere fronted shaker style units incorporating one and a half bowl stainless steel drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and space beneath for dishwasher, inset 4 ring induction hob with extractor hood over and cutlery and pan drawers beneath and double eye level oven and grill with cupboards above and below. Tiled surrounds and matching range of eye level wall units,, space for fridge/freezer, and window overlooking the garden.

PRINCIPAL BEDROOM

A generous sized room having window to front aspect and French doors leading to the Rear Gardens, built in wardrobes, radiator.

EN SUITE

With shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage and WC, recessed ceiling lights, heated towel rail.

BEDROOM 2

A generous double room with window overlooking the front gardens, radiator.

BEDROOM 3

having window to the side. radiator and built in storage. A versatile space perfect for a study/ office, or third bedroom.

BATHROOM

with suite comprising p-shaped panelled bath with shower unit over, wash hand basin and WC. Complementary fully tiled walls and flooring, recessed ceiling lights, heated towel rail and window to the side.

OUTSIDE

The property is approached over driveway with parking for several cars to covered car port and Garage. The Front Garden has been laid for ease of maintenance to gravel with range of shrub beds to the side. Side pedestrian access leads to the enclosed Rear Garden which is a particular feature of the

property with a large paved sun terrace, ideal for outdoor dining, lawned areas with an abundance of well stocked flower, shrub and herbaceous beds and specimen trees. Large timber currently used as a garden bar and home gym, there is also a garden storage shed to the side of the property. The Garden is enclosed with wooden fencing. Outside lighting.

GARDEN BAR/OFFICE

A generously sized timber garden store, currently transformed into a stylish garden bar and entertaining space. The area features bespoke bar seating, quality bar furniture, optics and fittings, all of which are available by separate negotiation. The bar is fully equipped with Sky and Wi-Fi, making it the perfect space for entertaining guests or relaxing in comfort.

The second section of the timber garden store is currently utilised as a home gym, but with internet connectivity, it offers fantastic versatility and could easily be adapted into a dedicated home office, studio, or additional leisure space to suit individual requirements.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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3 Bedroom Bungalow - Detached
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Floor 0 Building 1



Floor 0 Building 2



Approximate total area[®]
1562 ft²
145.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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