

29 Hampton Fields Oswestry SY11 1TL



3 Bedroom Bungalow - Detached
Offers In The Region Of £339,950

The features

- BEAUTIFULLY PRESENTED DETACHED BUNGALOW
- GOOD SIZED LOUNGE WITH BOW WINDOW & LOG BURNER
- THREE DOUBLE BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN PERFECT FOR ENTERTAINING
- VIEWINGS HIGHLY RECOMMENDED TO APPRECIATE THE PROPERTY
- OFFERING SPACIOUS AND STYLISH LIVING ACCOMODATION
- OPEN PLAN KITCHEN/ DINING ROOM WITH APPLICANCES
- PANTRY/ UTILITY/ STORE/ CLOAKROOM
- DRIVEWAY WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES
- ENERGY PERFORMANCE RATING 'D'



***** BEAUTIFULLY PRESENTED DETACHED BUNGALOW *****

An opportunity to purchase this beautifully presented and deceptively spacious three bedrooms detached bungalow. Having been renovated by the current owners, the bungalow offers stylish accommodation, perfect for today's modern lifestyle.

Occupying an enviable location in this much sought after area of Oswestry, within walking distance to the Town Centre and all of it's amenities.

Briefly comprising of spacious Lounge, fabulous open plan Kitchen/ Dining Room, Three Bedrooms, Family Bathroom, Pantry/ Utility Space/ Cloakroom and Store Room.

Having benefits of gas central heating, enclosed rear garden, driveway with off road parking for multiple vehicles.

Viewing Essential

Property details

LOCATION

The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll, or short drive from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and there is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

ENTRANCE HALLWAY

Door leads from the driveway into the Entrance Hallway, laminate flooring, radiator and doors leading off,

LOUNGE

A good sized lounge and well lit with window and bow window to the front aspect. Feature log burner with hearth. Radiator.

KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with a modern range of white fronted base level units comprising of cupboards and drawers with worktop over. One and a half bowl stainless steel drainer sink with mixer tap set into base level units. Integrated double oven/ grill with four ring electric hob set into worktop and extractor hood over. Partially tiled splashback walls, and range of matching wall mounted units providing further storage space. Integrated dishwasher with matching fascia panel and space for freestanding American fridge/ freezer. Window to the rear aspect. Peninsular divide with breakfast bar overhang with seating area- Further space for dining table and French doors leading out to the Rear Garden.

PANTRY/ UTILITY ROOM

With door opening to room with plumbing and amenities for washing machine and tumble dryer, worktop over and storage shelving. Further door opening into a versatile room currently used as a home office. Radiator and door leading out to the Rear Garden.

CLOAKROOM

With WC, radiator.

BEDROOM 1

Double bedrooms with window to the rear aspect, Radiator.

BEDROOM 2

With window to the front aspect. Radiator.

BEDROOM 3

With window to the rear aspect. Radiator.

BATHROOM

Beautifully presented bathroom comprising of panelled bath with shower head over and shower screen. WC and wash hand basin set into vanity unit, window to the rear aspect. Laminate flooring and heated towel rail.

OUTSIDE

To the front and side of the property there is a large driveway providing ample parking for multiple vehicles. Side gate leads to the Rear Garden.

The rear garden has a large paved patio area perfect for those who love to dine alfresco, providing ample space for entertaining with family and friends. There is a further area laid with lawn and surrounded by flower beds with established shrubs and specimen tree's. Garden shed and decking area, Further gravelled area providing seating area with pergola over and fully enclosed with fencing.

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 mains 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 'My Simple Mortgage' 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

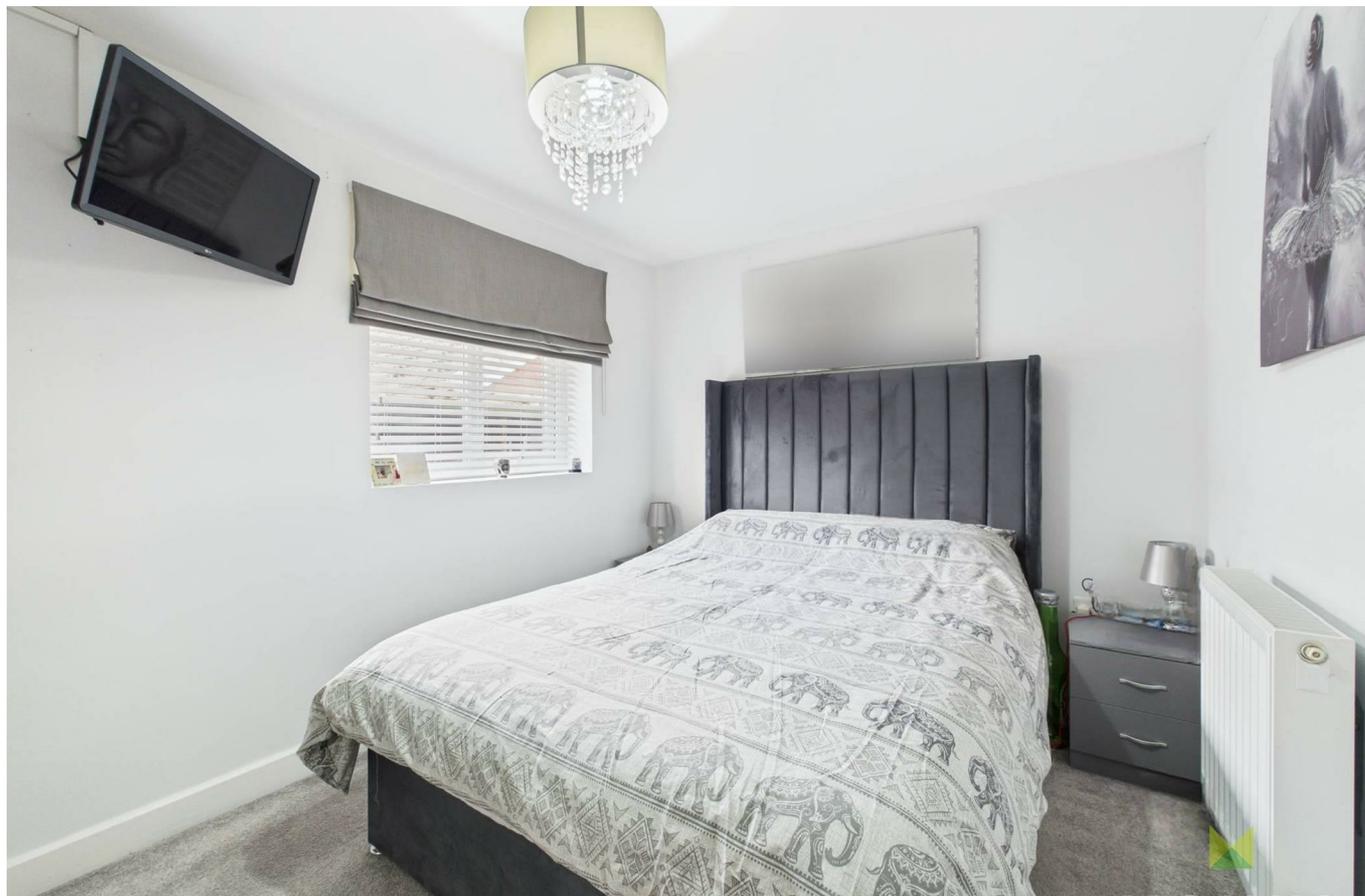
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

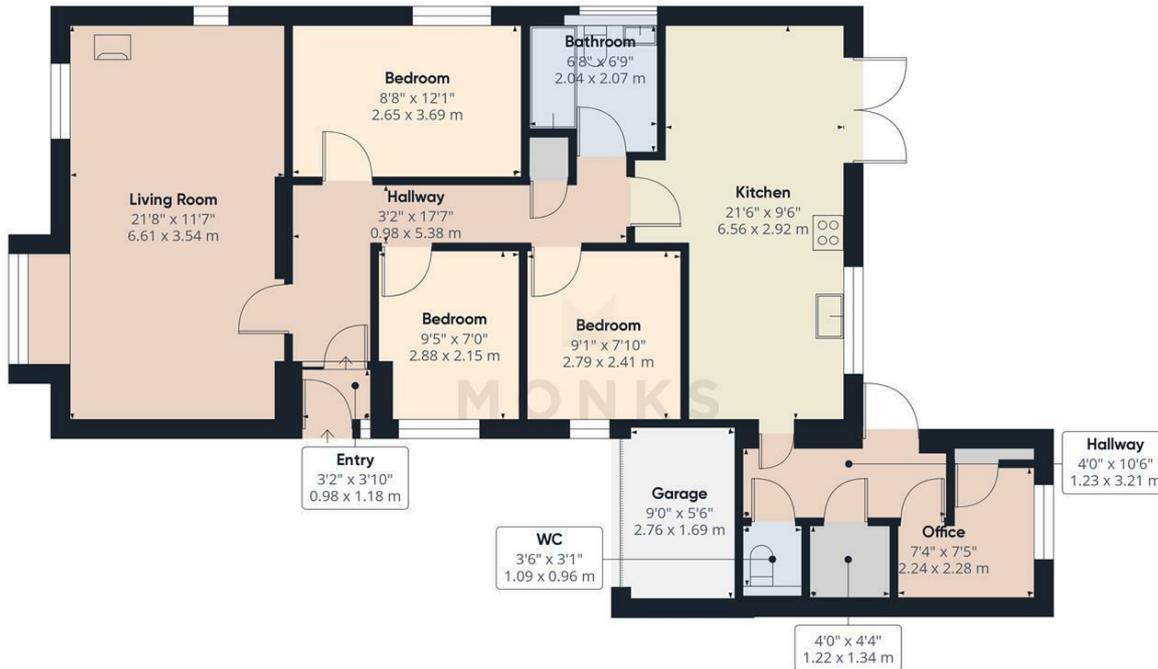
NEED TO CONTACT US

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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Approximate total area[®]
1045.94 ft²
97.17 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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 |  |

| Environmental Impact (CO ₂) 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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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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