

52 Milars Field Morda Oswestry SY10 9PU



4 Bedroom House - Detached
Offers In The Region Of £435,000

The features

- IMPRESSIVE FOUR DOUBLE BEDROOM FAMILY HOME
- LOUNGE, STUDY AND DINING ROOM WITH AMPLE SPACE FOR ENTERTAINING
- PRINCIPAL BEDROOM WITH ENSUITE AND FITTED WARDROBES
- FAMILY BATHROOM, UTILITY ROOM AND CLOAKROOM
- GOOD SIZED GARDENS PERFECT FOR THOSE WHO LOVE TO DINE ALFRESCO
- FABULOUS RURAL VIEWS TO THE REAR ASPECT OVERLOOKING FARMLAND
- FITTED KITCHEN WITH RANGE OF APPLIANCES AND SPACE FOR SEATING
- GUEST BEDROOM WITH FITTED WARDROBES AND TWO FURTHER BEDROOMS
- LARGE DRIVEWAY AND DOUBLE WIDTH GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL | ENERGY PERFORMANCE RATING ""



***** IMPRESSIVE FAMILY HOME WITH DOUBLE GARAGE *****

An opportunity to purchase this excellent 4 bedroom detached family home providing spacious and versatile living, perfect for today's modern lifestyle and the growing family.

Occupying an enviable position on the edge of this much sought after location with excellent facilities on hand and ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Dining Room, Study, Kitchen/ Dining Room, Utility, Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway, double Garage and lovely established gardens.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on a private driveway in Morda within a pleasant stroll from the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities. Ideally placed for commuters with ease of access to the A5/M54 motorway network with links to Chester and the nearby railway station at Gobowen.

RECEPTION HALL

Covered entrance with door leading into the Reception Hall. Engineered wooden flooring, staircase leading to the First Floor Landing. Radiator, doors leading off,

LOUNGE

Well lit with large sliding glazed door to the rear aspect leading out to the Rear Garden. TV and media point, feature gas living flame fireplace with tiled surround. Radiator, coved ceiling, engineered wooden flooring.

KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with a modern range of shaker style fronted base level units comprising of cupboards and drawers with work surface over. Double drainer sink set into base level unit, integrated double oven/ grill, inset four ring induction hob with extractor hood over. Integrated fridge/ freezer, and dishwasher with matching fascia panels. Partially tiled walls, wall mounted display cabinet, further range of matching wall mounted units. The property benefits with window to the side aspect and a fabulous open rear aspect, enhanced by sealed unit floor to ceiling glazing to the rear and both sides. Tiled flooring.

DINING ROOM

With window to the side aspect with fabulous views over farmland and countryside. Wooden flooring. Radiator.

STUDY

With window to the front aspect, bespoke built in bookcase, media points. Radiator,

UTILITY ROOM

With door leading out to the Rear Garden. Work surface with space below for washing machine and tumble dryer, extractor fan, Radiator.

CLOAKROOM

With window to the side aspect. WC and wash hand basin with complimentary tiled splashback. Radiator,

FIRST FLOOR LANDING

Staircase leads from the Reception Hall to the First Floor Landing. Access to loft space, door opening to airing cupboard with fitted shelving. Doors leading off,

PRINCIPAL BEDROOM

Double bedroom with window to the front aspect, range of fitted furniture with deep storage. Radiator, door leading into,

ENSUITE

With window to the side aspect and suite comprising of shower cubicle, WC and wash hand basin. Partially tiled walls, Amtico style flooring and radiator, extractor fan.

GUEST BEDROOM

With window to the rear aspect, fitted wardrobes. Radiator.

BEDROOM 3

Double bedroom with window to the front aspect. Fitted wardrobes, Radiator.

BEDROOM 4

Double bedroom with window to the rear aspect. Radiator,

FAMILY BATHROOM

With window to the rear aspect and four piece suite comprising of

panelled bath, shower cubicle, WC and wash hand basin. Partially tiled walls, Amtico style flooring. Radiator, Extractor fan.

GARAGE

Double width garage, with electric roller door to the front, door leading to the rear garden. Housing gas fired combination boiler.

OUTSIDE

To the front of the property there is a large driveway providing ample off road parking for several vehicles, leading to the Garage and entrance door. Side access with vegetable planters, wall garden/greenhouse and pathway leading to the raised decking area to the side aspect with fabulous views over countryside and farmland. Leading to a private south facing Rear Garden. Raised lawn area bordered by oak sleepers. Steps lead to a further seating area perfect for those who love to dine alfresco. Enclosed with fencing and hedgerow. Access gate leads out of the garden at the rear aspect providing access to a wealth of public footpaths.

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 E - 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

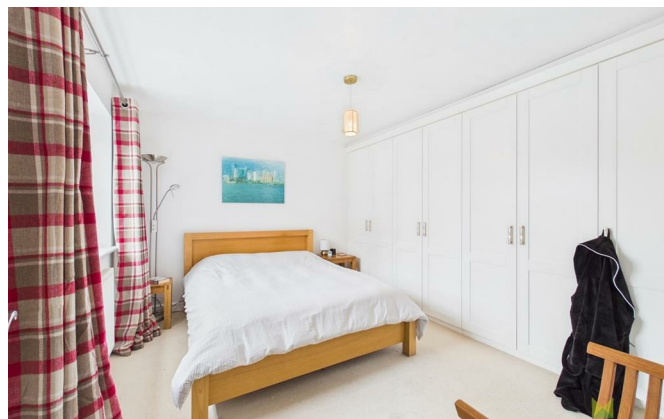
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

52 Milars Field, Morda, Oswestry, SY10 9PU.

4 Bedroom House - Detached
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Approximate total area⁽¹⁾
1716 ft²
159.4 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



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

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 (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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