

***** IMPRESSIVE DETACHED FAMILY HOME IN PRIVATE DRIVEWAY *****

This beautifully presented 4 bedroom detached family home offers convenient and spacious living accommodation perfect for today's modern lifestyle.

Occupying a truly enviable position tucked away at the top of a private driveway in this much sought after location on the edge of the Town.

Reception Hall, Lounge, Dining Room, Breakfast Kitchen, Utility, Cloakroom, Principal Bedroom with newly fitted Shower Room, 3 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, garage and delightful enclosed rear garden offering a good level of privacy.

Internal inspection is essential to fully appreciate this lovely home.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular development on the edge of the village of Morda, ideally placed for commuters with ease of access to the A5/M54 motorway network. Morda has excellent local facilities including primary school, general store, public house and lovely countryside walks. The busy market Town of Oswestry is a short drive, or pleasant stroll where you will find a host of national and independent stores and eateries.

ENTRANCE HALL

With door leading into the entrance hall. Window to the side aspect. Radiator, stairs leading to the first floor landing. Doors leading off,

CLOAKROOM

With window to the side aspect and fitted with WC and wash hand basin. Radiator.

LOUNGE

A good sized lounge and well lit with two bow windows to the front aspect. Feature fireplace with surround and hearth housing electric fire. Solid wood flooring, dado railing and panelling. Radiator, door leading into,

DINING ROOM

With window to the side aspect, tiled flooring. Radiator, door leading into the family room/ snug, further door leading into,

STUDY/FAMILY ROOM

KITCHEN

Attractively fitted with a range of base level units comprising of cupboards and drawers with work surface over. Composite drainer sink with mixer tap, integrated double oven/ grill and microwave. Inset four ring hob with extractor hood. Space for fridge, freezer and dishwasher below work surface. Window to the rear aspect, partially tiled walls and further range of wall mounted units, under stairs storage cupboard. Tiled floor, door leading into,

UTILITY ROOM

With base level units and work surface over. Space for washing machine below work surface. Window to the side aspect, door leading out to the rear garden. Further range of wall mounted units and wall mounted gas combination boiler.

FIRST FLOOR LANDING

Stairs lead from the entrance hall to the first floor landing. Access to loft space, door opening to airing cupboard. Doors leading off,

PRINCIPAL BEDROOM

With window to the front aspect. Range of fitted wardrobes. Radiator, door leading into

EN SUITE

With window to the side aspect and suite comprising of shower cubicle, wc and wash hand basin.

BEDROOM 2

With window to the rear aspect with fabulous views. Radiator, built in wardrobe.

BEDROOM 3

With window to the rear aspect with fabulous views. Radiator, built in wardrobe.

BEDROOM 4

With window to the front aspect. Built in cupboard. Radiator.

FAMILY BATHROOM

With window to the side aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin. Heated towel rail.

OUTSIDE

To the front of the property there is a large driveway with ample off road parking and leading to a large garage. Area laid with lawn and shrubs.

Side access leads to the Rear Garden which is well established with a wealth of herbaceous shrubs and specimen trees, paved patio area perfect for entertaining with friends and family and those who love to dine alfresco. Area laid with lawn and bordered with flower borders. Fabulous summer house with power to the rear of the Garage. Enclosed with fencing, further small woodland garden to the rear.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that mains electric, water and drainage are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band 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.

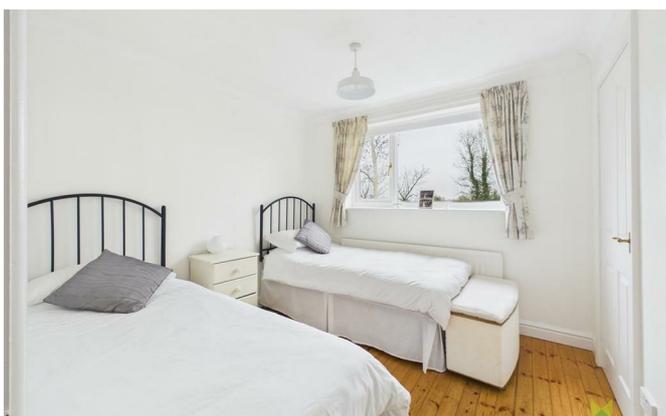
NEED TO CONTACT US

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.

17 Glentworth Close, Oswestry, SY10 9PY.

4 Bedroom House

Offers In The Region Of £435,000





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 (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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.