

8 Bowyer Grange Gobowen SY11 3FQ



3 Bedroom House - Detached
Offers In The Region Of £430,000

The features

- BEAUTIFULLY PRESENTED AND ENHANCED DETACHED HOME
- ENVIABLE LOCATION WITH OPEN ASPECT
- RECEPTION HALL WITH CLOAKROOM, LOUNGE WITH FEATURE LOG BURNER
- DINING/FAMILY ROOM, STUNNING KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM AND DRESSING AREA
- 2 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY WITH PARKING, GARAGE STORE/UTILITY/HOBBIES ROOM
- DELIGHTFUL LANDSCAPED GARDENS
- VIEWING IS TRULY ESSENTIAL



*** STYLISH CONTEMPORARY HOME - EXCEPTIONAL SPACE ***

An excellent opportunity to purchase this beautifully presented 3/4 bedroom home, which has been greatly enhanced and modified to provide stylish and contemporary accommodation perfect for today's modern lifestyle - those who love to entertain, growing family or those looking to downsize who just require space.

Occupying a truly enviable position on this select development on the edge of this popular Village which has excellent local amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely dual aspect Lounge with feature log burner, Dining/Family Room, impressive Kitchen/Breakfast Room, Principal Bedroom with en suite Shower Room, 2 further double Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, driveway with parking, garage store/utility and delightful landscaped gardens - ideal for those who love to dine and entertain alfresco.

Viewing essential to fully appreciate the quality and space of this home.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular self sufficient village, ideally placed for commuters being a short distance from the Railway Station with links to Shrewsbury, Chester and London and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarket, school, church, public houses, etc and a short drive from the busy market Town of Oswestry.

RECEPTION HALL

Covered entrance with outside light point and composite door opening to inviting Reception Hall with useful under stairs recess, wooden floor covering, radiator.

CLOAKROOM

with suite comprising wash hand basin set into vanity with storage, WC, Window to the rear, wooden floor covering, radiator.

LOUNGE

A lovely and light dual aspect room with window to the front with pleasant open aspect and double opening French doors leading onto the garden. Chimney breast recess with brick reveals housing cast iron log burner set onto slate hearth and media point over. Radiators.

SITTING/FAMILY ROOM

Another lovely light room with window to the front and side, media point, wooden floor covering, radiator. Double opening glazed doors to

KITCHEN/DINING ROOM

Beautifully fitted with range of French Navy shaker style base units incorporating one and half bowl composite sink with mixer taps. Comprehensive range of cupboards and drawers with work surface over and plinth lighting and having integrated dishwasher and wine cooler. Inset 4 ring hob with circular extractor hood over and oven and grill set into additional base units with over hang breakfast bar recess - creating the perfect hub of the home and ideal for those who love to entertain. Complementary wall mounted units, ample space for American style fridge/freezer, wooden floor covering, recessed ceiling lights, radiators. Windows to the side and rear and door leading to the garden.

UTILITY/GAMES ROOM

Approached from the outside and forming part of the original Garage which has been divided to provide ample space for appliances, tiled floor

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space and window to the rear.

PRINCIPAL BEDROOM

An excellent sized Principal room having two windows to the front, media point, radiators. Excellent range of fitted wardrobes running across the width of one wall. (The current owners have adapted the layout of this room by incorporating Bedroom 4 - this could easily be re-instated if required).

EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower with drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail/radiator, window to the side.

BEDROOM 2

A lovely light room with windows to the front and side with pleasant open aspect, built in wardrobe, radiator.

BEDROOM 3

with window to the front, built in double wardrobe, radiator.

FAMILY BATHROOM

A well appointed room with suite comprising panelled bath with mixer taps and direct mixer shower unit over with drench head, wash hand basin and WC. Complementary tiled surround s , heated towel rail, window to the rear.

OUTSIDE

The property is approached over double width driveway with parking and leading to the GARAGE/STORE. The owners have adapted the Garage to provide a Utility Room to the rear and Garden/Bike storage to the Front.

The Front Garden is laid to lawn with inset specimen trees and retaining wall with decorative wrought iron work to the side leading around to the Rear Garden which is the perfect outdoor which has been landscaped with those who love to relax and entertain in mind. With large paved and gravelled sun terrace immediately adjacent to the house, shaped lawn and large composite decked sun terrace each interspersed with raised planters and a range of tropical specimen trees and shrubs. Enclosed with wooden fencing, outside lighting.

DESCRIPTION

The property which was built in 2022, has been

greatly enhanced and modified by the current owners to provide light, spacious and airy accommodation with a clever re-configuration of the first floor and garage.

Beautifully decorated throughout, the ground floor has been enhanced with the addition on contemporary glazed doors allowing for a flow of natural light, wooden effect flooring throughout and a versatile Family/Dining Room which leads through to the fabulous Kitchen/Breakfast Room.

The First Floor, originally 4 bedrooms - the owners have incorporated the 4th Bedroom into the Principal Room making for a generously proportioned room with an excellent range of fitted wardrobes - this could easily be re-instated if required.

The Garden has been beautifully landscaped and for those who love to entertain provides the perfect space with purpose made seating and relaxing area's which are screened with a range of specimen trees and shrubs. The Garage has been divided into two with the rear half providing a Utility/Hobbies Room and the front storage which is ideal for bikes and garden equipment. Again this could easily be re-instated if required.

GENERAL INFORMATION

TENURE

We are advised the property has a Flying 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 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

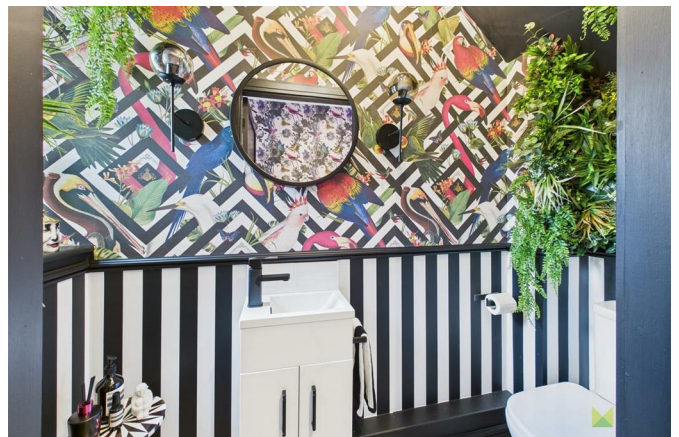
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

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

NEED TO CONTACT US

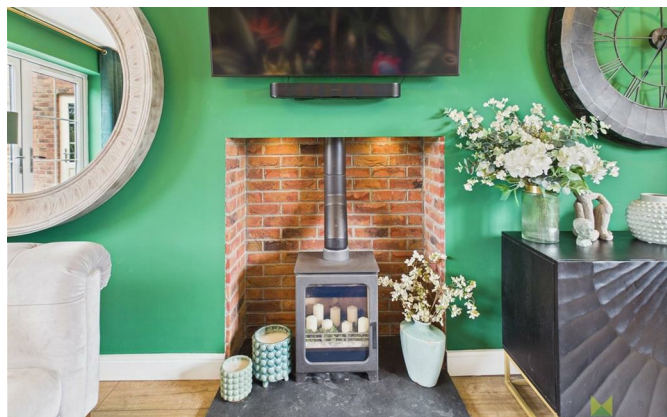
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

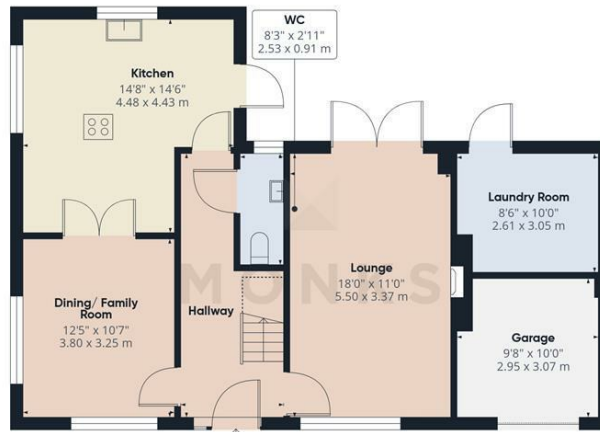




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Floor 0



Floor 1



Approximate total area^m
 1430 ft²
 132.8 m²

Reduced headroom
 13 ft²
 1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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	

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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