

# 15 Criggion Close Four Crosses SY22 6NP



3 Bedroom Bungalow - Detached  
£360,000

## The features

- IMMACULATE THREE BEDROOM DETACHED BUNGALOW
- DECEPTIVELY LARGE LOUNGE AND CONSERVATORY
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- LARGE DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE CERTIFICATE RATING "
- ENVIABLE CUL DE SAC POSITION CLOSE TO AMENITIES
- FITTED KITCHEN | DINING ROOM | UTILITY ROOM
- TWO FURTHER BEDROOMS AND SHOWER ROOM
- GARAGE AND ENCLOSED EASY MAINTENANCE GARDEN
- VIEWINGS ESSENTIAL



### **\*\*\* WELL PRESENTED THREE BEDROOM BUNGALOW \*\*\***

**An opportunity to purchase this immaculately presented three bedroom detached bungalow offering deceptively spacious living accommodation perfect for those looking to downsize whilst still retaining space.**

**Occupying an enviable position at the end of this sought after cul de sac in the desirable village of Four Crosses having ease of access to a wealth of amenities, along with access to nearby Market Towns of Oswestry and Welshpool.**

**Briefly comprising of entrance porch and hallway, lounge, conservatory, kitchen, utility room, dining room, principal bedroom with en suite, two further bedrooms and shower room.**

**Having benefit of central heating, driveway and garage with off road parking, enclosed easy maintenance rear gardens.**

### **Viewings essential**

### **Property details**

#### **LOCATION**

Occupying an enviable cul de sac location in the heart of this popular and sought after Village, ideal for commuters. There are good local facilities on hand including primary school, doctors, supermarket/filling station, public house/restaurant, churches and countryside walks.

#### **ENTRANCE PORCH**

With door to the front aspect leading into the entrance porch. Being of brick base and sealed unit with thermal roof. Tiled flooring, door leading into,

#### **ENTRANCE HALLWAY**

With access to loft space, wooden effect flooring, cover ceiling. Radiator and doors leading off,

#### **LOUNGE**

A deceptively spacious room perfect for entertaining with friends and family. Sliding doors to the rear aspect leading into the conservatory and window to the side aspect. Wooden effect flooring, tv and media point. Radiator.

#### **CONSERVATORY**

Being of brick based and sealed unit, doors leading out to the rear garden. Radiator.

#### **KITCHEN**

#### **UTILITY ROOM**

With door leading into the dining room, base level units with work surface over, single drainer sink set into base level units and space beneath work surface for washing machine and tumble dryer. Further range of matching wall mounted units, coved ceiling

#### **DINING ROOM**

A naturally well lit dual aspect room with window to the front aspect and French doors to the rear. Airing cupboard. Hardwood flooring, coved ceiling. Radiator.

#### **PRINCIPAL BEDROOM**

With bay window to the front aspect, fitted wardrobe space, wooden effect flooring. Radiator, door opening into,

#### **EN SUITE**

With suite comprising of shower cubicle, WC and wash hand basin, fully tiled walls, vinyl flooring. Radiator,

#### **BEDROOM 2**

With window to the side aspect, fitted wardrobe, wooden effect flooring. Radiator

#### **BEDROOM 3/STUDY**

With window to the front aspect. Radiator, coved ceiling and wooden effect flooring.

#### **SHOWER ROOM**

With window to the side aspect and suite comprising of walk in shower, and vanity unit housing concealed WC and wash hand basin. Heated towel rail, vinyl flooring.

#### **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 pathway to the entrance and side aspect. Large area laid with decorative slate for ease of maintenance and bordered with established flowers.

#### **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 main services 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**

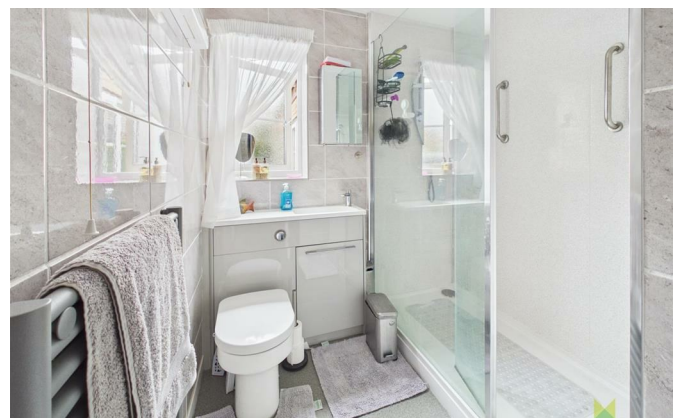
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

##### **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.

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## Judy Bourne

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## Get in touch

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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