

34 Morlas Meadows St Martins Oswestry SY11 3FJ



3 Bedroom Bungalow - Detached
Offers In The Region Of £415,000

The features

- IMMACULATELY PRESENTED 3 BEDROOM DETACHED BUNGALOW
- SPACIOUS LOUNGE WITH FEATURE ELECTRIC LOG BURNER
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING, LOVELY GARDEN
- VIEWINGS ESSENTIAL
- FABULOUS RURAL VIEWS TO THE REAR
- IMPRESSIVE OPEN PLAN KITCHEN/ BREAKFAST ROOM
- TWO FURTHER BEDROOMS AND BATHROOM
- ENVIABLE VILLAGE LOCATION
- ENERGY PERFORMANCE RATING "



*** FABULOUS DETACHED BUNGALOW WITH RURAL VIEWS ***

An opportunity to purchase this beautifully presented three bedroom detached bungalow offering spacious and versatile living throughout perfect for those looking to downsize whilst still requiring space.

Occupying a prime position on this much sought after development with fabulous open views to the rear. Located on the edge of St Martins which is an excellent self sufficient village with good local amenities and for commuters having ease of access to the A5/ M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, contemporary open plan Kitchen/ Dining Room, Utility Room, Principal Bedroom with ensuite, Two Further Bedrooms and well appointed Bathroom.

The property has the benefit of high energy insulation, gas central heating, double glazing throughout, driveway and garage with off road parking and enclosed rear garden with fabulous rural views.

Viewings essential

Property details

LOCATION

St Martins is a popular residential village situated between Oswestry and Ellesmere. The village enjoys amenities which include large Superstore, Post Office, Public Houses, Primary & Secondary School, Church, Leisure & Equestrian Facilities and local walks with superb views of the Welsh hills.

Five miles away is Oswestry which is a thriving market town, providing a good range of shopping and leisure facilities, and provides access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the North.

There are good public transport links with a local bus service and Gobowen main line Railway Station 2 miles away with links to London and other cities only two miles away

RECEPTION HALL

Oak framed porch with door leading into the Reception Hall. Double doors opening to large storage cupboard, access to loft space. Radiator and doors leading off,

LOUNGE

With large window to front aspect with fitted shutter blinds, feature electric log burning effect fire with slate hearth. TV and media points. Radiator

KITCHEN/ BREAKFAST ROOM

The kitchen has been beautifully fitted with a modern range of navy base level units comprising of cupboards and drawers with work surface over. One and a half bowl composite drainer sink set into base level unit. Integrated double oven/ grill and microwave. Inset four ring induction hob with extractor hood over and complimentary patterned tiled splash back. Integrated dishwasher and fridge/

freezer with matching fascia panels and wine fridge. Further range of matching wall mounted units and window to the rear aspect.

Kitchen island with base level cupboards and storage shelves. Work surface over with breakfast overhang. Tiled flooring, vertical radiator and French doors leading out to the Rear Garden.

UTILITY ROOM

Fitted with range of base level units with work surface over. One and a half bowl drainer sink set into base unit. Space for washing machine and tumble dryer below work surface. Door leading out to the Rear Garden and further door leading into the Garage. Tiled flooring.

PRINCIPAL BEDROOM

Generous sized bedroom with window to the rear aspect. Double width fitted wardrobe with sliding doors. Radiator, door leading into,

EN SUITE SHOWER ROOM

With window to the rear aspect. Suite comprising of shower cubicle and vanity unit with wash hand basin and WC. Heated towel rail.

BEDROOM 2

With window to the front aspect with fitted shutter blinds. Double fitted wardrobe. Radiator.

BEDROOM 3/ DINING ROOM

Further double bedroom with window to the front aspect with fitted shutter blinds. A versatile room currently used as a dining room. Radiator.

WELL APPOINTED SHOWER ROOM

With window to the rear aspect. Suite comprising of walk in shower with shower head over and tiled walls. WC and vanity unit with wash hand basin and complimentary tiled splash back. Heated towel rail, tiled flooring.

GARAGE

With electric roller door to the front aspect, power and lighting. Further door leading off from the Utility Room.

OUTSIDE

To the front of the property there is a block paved driveway with off road parking for two vehicles and leading to the garage. EV charging point and pathway leading to the oak framed covered entrance. Side access to the Rear Garden.

French doors open out from the Kitchen/ Breakfast Room onto the paved patio with veranda over creating the perfect space for those who love to dine alfresco. Large area laid with lawn, bordered with flower beds planted with an established range of shrubs and specimen trees. Further paved patio with pergola over. Lovely rural views to the rear, and enclosed with fencing.

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 water, sewage and electric 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 '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 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.

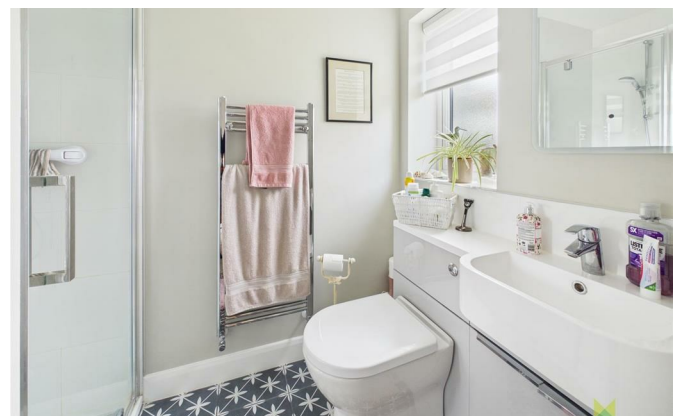
REMOVALS

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

NEED TO CONTACT US

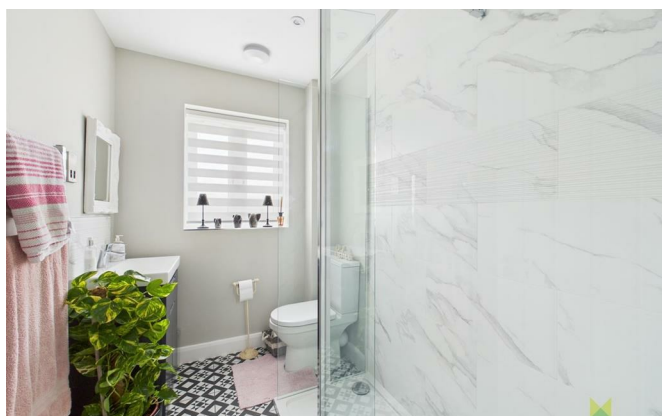
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

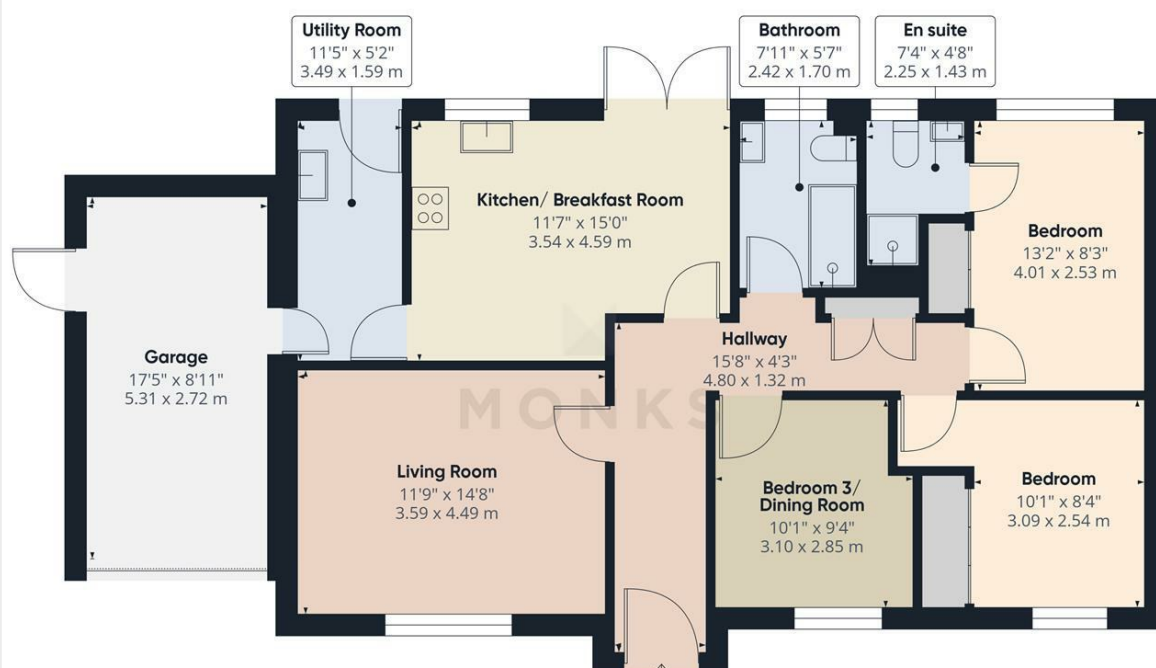




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Offers In The Region Of £415,000





Approximate total area[®]
1066 ft²
99.1 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



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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		94
(81-91) B		83
(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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