



8

Gobowen | | SY11 3FQ

Offers In The Region Of £435,000

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Situated on the Bowyer Grange development in Gobowen, this stunning detached house offers a perfect blend of modern living and comfort. Built in 2022, the property boasts a generous 1,248 square feet of well-designed space, making it an ideal home for families or those seeking a peaceful retreat. Upon entering, you are greeted by a welcoming entrance hall providing access to two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining room for hosting guests. To the rear of the property is a sophisticated, high specification kitchen/breakfast room. The house features three well-proportioned bedrooms, each designed to offer a tranquil haven for rest. The two contemporary bathrooms are thoughtfully appointed, ensuring convenience and privacy for all residents. Externally there is a double width front drive, integral garage and a well maintained landscape rear garden. With its modern construction, this property benefits from the latest building standards, providing energy efficiency and low maintenance. The surrounding area of Gobowen is known for its friendly community and convenient amenities, making it a desirable location for families and professionals alike. This delightful home is not just a property; it is a lifestyle choice that offers comfort, style, and a sense of belonging. If you are looking for a modern stylish home in a welcoming neighbourhood, this house in Bowyer Grange is certainly worth considering.



Internal Accommodation

Entrance hall - Composite entrance door, stairs rising to the first floor, oak effect flooring, doors to living room, dining room, wc and kitchen.

Living room - A beautifully appointed double aspect living space with window to front with countryside views, French style doors to rear garden, oak effect flooring, wood burning stove set on a slate hearth.

Dining room/snug - Windows to front and side, oak effect flooring, glazed double doors opening into the kitchen.

WC - A very stylish downstairs cloakroom with toilet hand wash basin set in a vanity unit, window to rear, oak effect flooring.

Kitchen / breakfast room - A stunning fitted range of wall and base units, complementary worktops, breakfast bar, inset composite sink drainer, mixer tap, electric hob, extractor over, single oven, under counter fridge and freezer, dishwasher, drinks chiller, wall mounted ideal gas combi boiler, windows to side and rear, oak effect flooring, external door to garden.

First floor landing - Carpet, window to rear, storage cupboard, doors to bedrooms and bathroom.

Bedroom One - A very generous principal bedroom with carpet, two windows to side, built in wardrobes, door to en suite.

En suite - Shower enclosure, hand wash basin, wc, window to side, tile effect flooring, extractor, chrome towel radiator.

Bedroom Two - Double bedroom with carpet, windows to front and side, built in storage cupboard.

Bedroom Three - Double bedroom, carpet, window to front enjoying a pleasant view, built in storage cupboard.

Bathroom - Panel bath with shower screen, mains shower over, tiled splash back, hand wash basin, wc, window to rear, vinyl flooring, chrome towel radiator, spotlights, extractor.

Utility Room - Located to the rear of the garage with tiled floor, plumbing for washing machine and tumble dryer. Smart control electric heater.

Garage

Garage up and over vehicle, door reduced in size to accommodate utility area to rear.

Outside

Front garden - With lawn, mature olive trees, path to front door, planted borders, double width tarmac driveway leading to the garage.

Rear garden - south westerly garden with patio seating area adjacent house, raised planted bed, lawn, timber deck, contemporary water feature, enclosed with fencing, path and gate to front, door to utility.

Additional Information

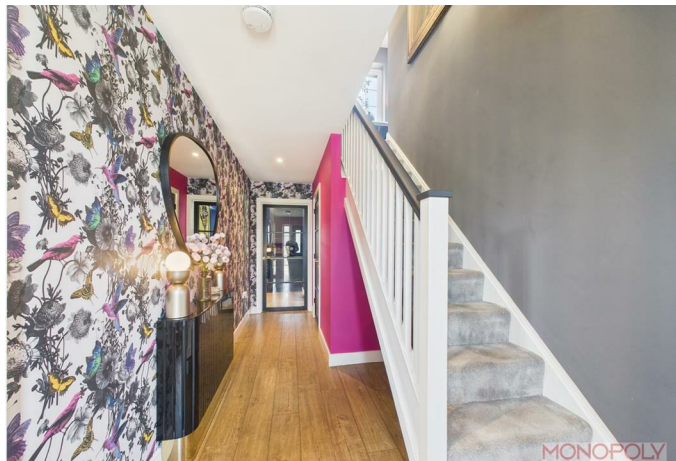
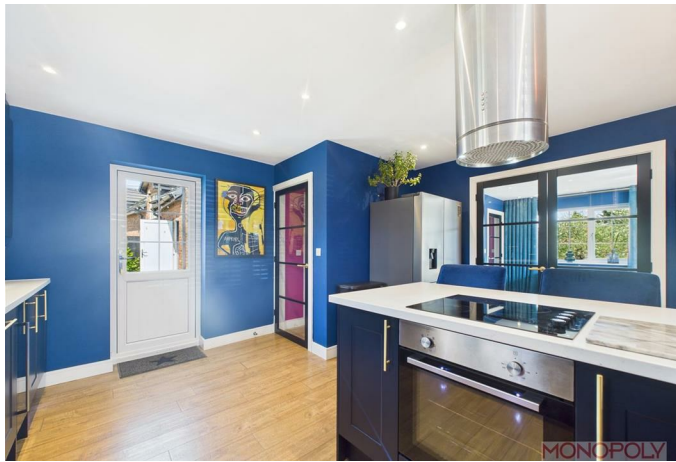
Built in 2022

Freehold

Epc rating - B

Only property style on the development.





Freehold

Upgraded contemporary glazed internal doors

Three outdoor power sockets

Soffit lighting

Smart outdoor lighting

Formally a four bedroom property that could quite easily be converted back.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections.

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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

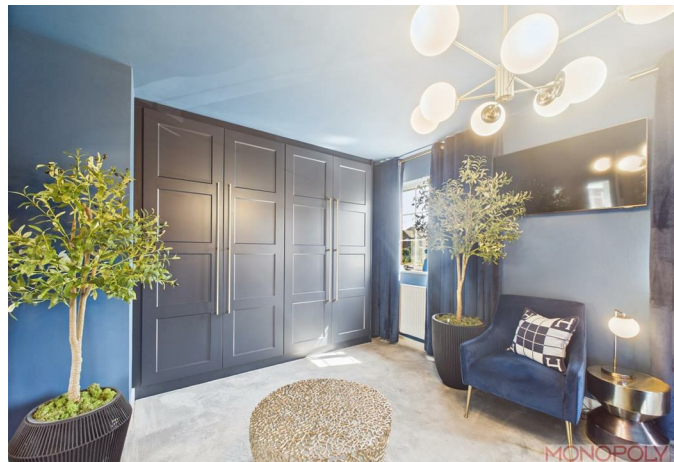
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

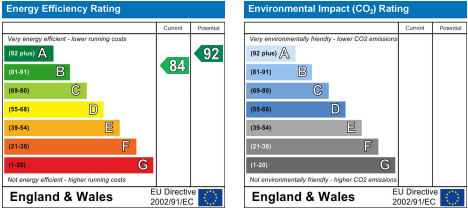








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