



**Immaculate Detached Dormer Bungalow**

**4 Double Bedrooms (2 En-Suite)**

**3 Reception Rooms**

**Detached Double Garage**

**An Energy Efficient Home - EPC Grade = B**

**Fields To Side & Rear**

**11 Oak Tree Way  
Whitchurch SY13 1RZ**

**Offers Over £525,000**



**Once in a blue moon we are asked to market a property and have to pinch ourselves and ask the question whether people really live like this, such is the immaculate condition of this very spacious detached dormer bungalow! Yes, it is hard to imagine that the property is occupied and not just staged as a builders' show home.**

Needless to say, an internal inspection is recommended and the versatile accommodation layout works really well. There are 4 double bedrooms, 2 having en-suite dressing rooms and en-suite shower rooms, whilst the impressive reception hall with its vaulted ceiling immediately creates a favourable first impression. The 31 foot kitchen/diner/family room is just what most people want these days and there are 2 further separate reception rooms.

It has under floor heating downstairs, uPVC double glazing and this, combined with the insulated walls, ceilings and floors has provided an energy assessment of band B, meaning that it is unlikely to cost you a fortune to run!!

Then there is the location..... Set on the outskirts of Whitchurch (just under a mile from the town centre), the property backs onto fields and the nearby open countryside is testament to the virtues of semi-rural living as you can walk to the shops from here, yet still escape the hustle and bustle of town life. Dog walkers will appreciate easy routes to the canal network, the nearby Whitchurch Waterway Country Park and Jubilee Park.

For those travelling by car, there is swift access onto the bypass, for travel throughout a wide geographical area, including Shropshire towns and villages, into Cheshire and North Wales. Commuters are also likely to appreciate that Whitchurch also has a railway station.

**Viewing:** *If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566*

## GROUND FLOOR

**Spacious Reception Hall** *15' 8" min x 10' 2" (4.77m min x 3.10m)*

Impressive vaulted ceiling with 2 Velux roof skylight windows, recessed ceiling spotlights, staircase to first floor with storage cupboard below, built-in cloaks cupboard and airing cupboard with pressurised hot water cylinder.

**Shower Room** *10' 1" x 5' 9" (3.07m x 1.75m)*

Fully tiled corner shower cubicle, wash hand basin and WC inset in vanity unit with drawers and cupboards below, tall medicine cabinet, recessed ceiling spotlights and extractor fan.

**Study/Bedroom 5** *11' 9" x 11' 9" (3.58m x 3.58m)*

Recessed ceiling spotlights.

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. 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. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.





**Lounge** 16' 10" x 16' 3" (5.13m x 4.95m)  
Fireplace incorporating log stove, 2 wall light points and glazed double doors leading to: -

**Open Plan Kitchen/Diner/Family Room** 31' 9" x 12' 9" (9.67m x 3.88m)  
FRANKE sink and drainer inset in range of wood effect working surfaces with drawers, cupboards and integral dishwasher below, further base units and wall cupboards with diffused lighting below, Belling free-standing range style cooker with illuminated extractor hood above, recessed ceiling spotlights and bi-fold french door leading to rear garden.

**Utility Room** 8' 0" x 6' 3" (2.44m x 1.90m)  
Stainless steel sink inset in base unit with cupboards and plumbing for washing machine below, wall cupboards, wall mounted gas central heating boiler, extractor fan and external door to rear garden.

**Cloakroom** 6' 4" x 3' 3" (1.93m x 0.99m)  
WC and wash hand basin inset in vanity unit with cupboards and drawers below.

**Master Bedroom** 14' 4" x 13' 0" (4.37m x 3.96m)  
French double doors to rear garden and leading to: -

**En-Suite Dressing Room** 10' 4" x 7' 5" (3.15m x 2.26m)  
Twin double-door built-in wardrobes and recessed ceiling spotlights.

**En-Suite Shower Room** 11' 9" x 5' 9" (3.58m x 1.75m)  
Shower cubicle, wash hand basin and WC inset in vanity unit with drawers and cupboards below, tall medicine cabinet, ceramic tiled floor, recessed ceiling spotlights and extractor fan.

## FIRST FLOOR

**Spacious Landing** 22' 9" x 13' 0" (6.93m x 3.96m) *narrowing to 6' 10" (2.08m)* Includes relaxing seating area, recessed ceiling spotlights, Velux double glazed roof skylight window and radiator.

**Bedroom 2** 17' 2" x 13' 0" (5.23m x 3.96m)  
Radiator and loft access hatch.

**En-Suite Dressing Room 2** 11' 11" *max* x 8' 9" (3.63m *max* x 2.66m)  
Velux double glazed roof skylight window, hanging rail and radiator.

**En-suite Shower Room 2** 6' 10" x 5' 0" (2.08m x 1.52m)  
Corner shower cubicle, pedestal wash hand basin and close coupled WC. Heated chrome towel rail, ceramic tiled floor and Velux double glazed roof skylight window.

**Bedroom 3** 16' 4" x 10' 1" (4.97m x 3.07m)  
Velux double glazed roof skylight window, eaves storage cupboards and radiator.

**Bedroom 4** 13' 0" x 10' 9" (3.96m x 3.27m)  
Eaves storage cupboard and radiator.

**Family Bathroom** 7' 9" x 5' 9" (2.36m x 1.75m)  
Panelled bath, pedestal wash hand basin and close coupled WC. Part tiled walls, ceramic tiled floor, Velux double glazed roof skylight window and heated chrome towel rail.

## OUTSIDE

Electric gated access to private road leading to gravel driveway with parking for several vehicles within the easily managed front garden with low conifers.

Lawned gardens to both sides of the property and the rear, with views over fields. Wide paved patios, path and gravelled areas. Timber garden shed, post and rail fencing, cold water tap and outside lighting.

**Detached Double Garage** 17' 11" x 17' 9" (5.46m x 5.41m)  
Remote control electric roller door, light, power and side pedestrian door.

## Services

Mains water, gas, electricity and drainage.

## Central Heating

Gas fired boiler supplying underfloor heating downstairs, upstairs radiators and hot water.

## Tenure

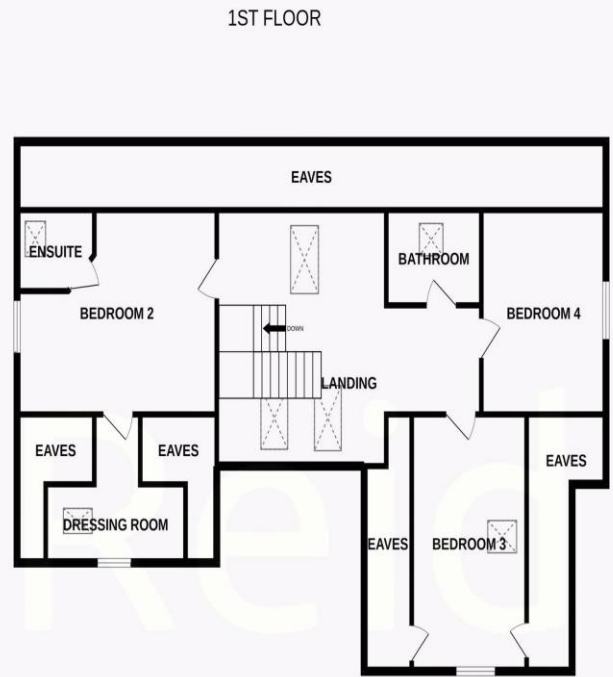
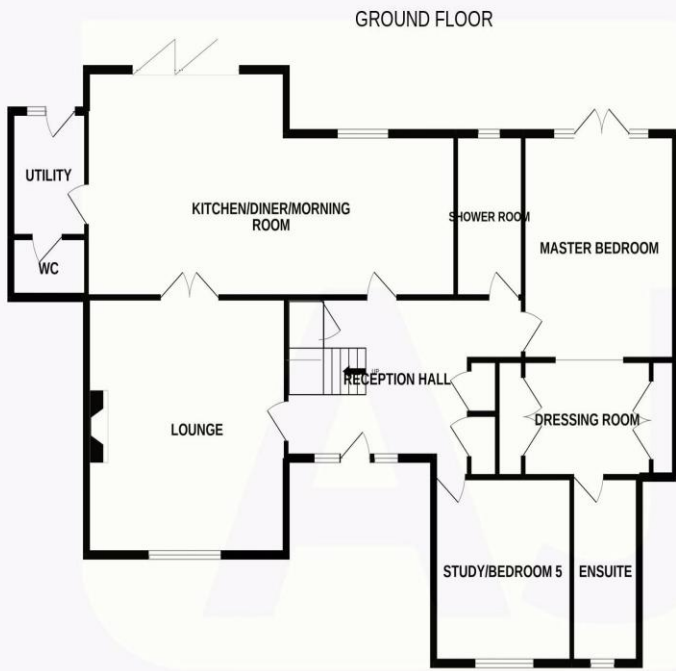
Freehold

## Council Tax Band

Shropshire Council - Tax Band F

## Maintenance Charge

New owners will automatically be nominated as Directors of the management committee for maintenance of common areas and setting of charges.

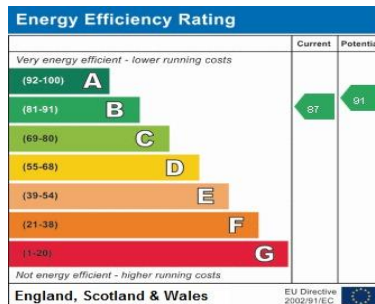


Independent Estate Agents

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions:** From High Street Whitchurch, proceed straight on at the mini roundabout into Bargates. At the next mini roundabout turn left and follow the road for a short distance to the large roundabout, taking the first exit left into Chester Road. Continue along this road to the outskirts of the built-up area and Oak Tree Way is located on the right-hand side.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



**Referral Arrangements:** We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

