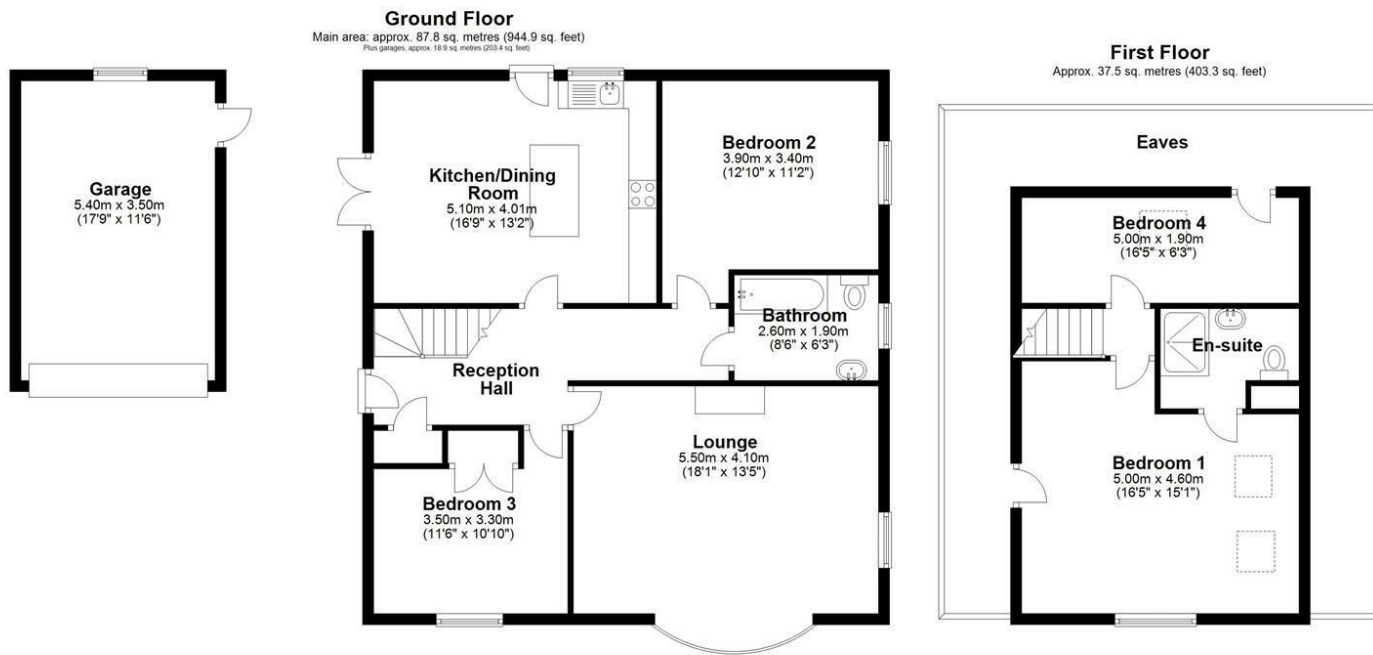


FOR SALE

The Rowans 48a Fernhill Lane, Gobowen, Oswestry, SY11 3PP



Main area: Approx. 125.3 sq. metres (1348.2 sq. feet)
Plus garages: approx. 18.9 sq. metres (203.4 sq. feet)
The Rowans



FOR SALE

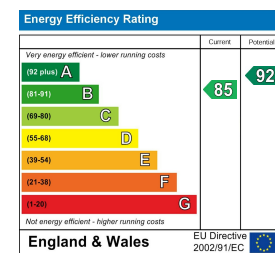
Offers Over £355,000

The Rowans 48a Fernhill Lane, Gobowen, Oswestry, SY11 3PP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



NO UPWARD CHAIN

A newly constructed and individually designed three/four bedroom dormer bungalow completed to exacting standards and benefitting from ample driveway parking, a detached garage, and easily maintained gardens, enviably situated on the edge of the north Shropshire village of Gobowen.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Oswestry (3 miles), Ellesmere (8 miles), Wrexham (12 miles)

All distances approximate.



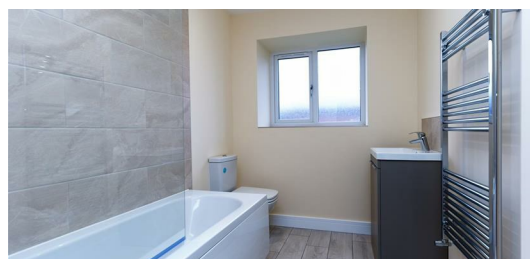
1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- **Newly Constructed Dormer Bungalow**
- **Thoughtful and Versatile Design**
- **No upward chain**
- **Driveway and Detached Garage**
- **Easily Maintained Gardens**
- **Edge of Village Location**

DESCRIPTION

Halls are delighted with instructions to offer The Rowans, 48a Fernhill Lane in Gobowen for sale by private treaty.

The Rowans is a newly constructed and individually designed three/four bedroom dormer bungalow completed to exacting standards and benefitting from ample driveway parking, a detached garage, and easily maintained gardens, enviably situated on the edge of the north Shropshire village of Gobowen.

The property, which is luxuriously presented throughout, comprises, on the ground floor, an Entrance Hallway, Living Room, Kitchen/Dining Room, Bedroom/Dining Room, ground floor Bedroom, and Bathroom, together with two further first floor Bedrooms (the master boasting an En Suite Shower Room.

Externally, the property occupies a generous corner plot with the gardens given over to a mix of lawn and paving with, situated to the rear of the property, a private paved patio area which offers an ideal space for outdoor dining and entertaining, this along with a double width tarmac driveway which leads on to the detached garage.

The sale of The Rowans does, therefore, offer the very rare opportunity for purchasers to acquire a newly constructed and attractively appointed three/four bedroom dormer bungalow situated in a peaceful edge of village location.

THE ACCOMMODATION COMPRISES:

The property is entered via a composite door with an opaque glazed panel with UPVC window to the side in to an:

ENTRANCE HALL

Engineered wood flooring, carpeted stairs rising to the first floor, a door in to a useful storage cupboard housing the Worcester Bosch combi boiler, and a further door leading in to the:

LIVING ROOM

18'0" x 13'5" (5.50 x 4.10)

Fitted carpet as laid, UPVC bay style window on to front elevation with a further UPVC double glazed window on to the side, Portway multi-fuel cast iron burner set on to marble effect hearth with Inglenook style surround and beam over.

KITCHEN/DINING ROOM

16'8" x 13'1" (5.10 x 4.01)

Tiled flooring, UPVC double glazed window on to rear elevation with UPVC door with glazed panel leading out on to the rear, and double opening fully glazed UPVC doors leading out on to the patio area to the side. A fully fitted Kitchen to include: a selection of base and wall units with quartz effect work top over, inset stainless steel sink with draining area to one side, low level quartz effect splashbacks, Zanussi four ring induction hob with complimentary Zanussi single electric oven below and extractor fan above, fitted Logik dishwasher and washing machine, and under counter fridge. The kitchen also boasts and attractive island with cupboards below and quartz effect work top above. With one end of the room given offering planned space for a seating/dining area.

DINING ROOM/BEDROOM TWO

12'9" x 11'1" (3.90 x 3.40)

Fitted carpet as laid, UPVC double glazed window on to side elevation.

BEDROOM THREE

11'5" x 10'9" (3.50 x 3.30)

Fitted carpet as laid, UPVC double glazed window on to front elevation and double opening wooden doors leading in to a useful storage cupboard.

FAMILY BATHROOM

Wood effect tiled flooring, UPVC opaque window on to side elevation and a bathroom suite to include low flush WC, panelled bath with tiled surround and (H&C) mixer tap above with shower attachment, hand basin set in to vanity unit set in to storage below and tiled splashbacks and a heated towel rail.

FIRST FLOOR LANDING

Fitted carpet as laid and door in to:

MASTER BEDROOM

16'4" x 15'1" (5.00 x 4.60)

Fitted carpet as laid, UPVC double glazed window on to front elevation, two ceiling lights, door in to useful under eaves storage and a further door leading in to the:

EN SUITE SHOWER ROOM

Wood effect tiled flooring, ceiling light and a bathroom suite to include walk-in shower cubicle with fully tiled surround housing the mains fed shower, a low flush WC and hand basin set in to vanity unit with storage below and a heated towel rail.

BEDROOM FOUR

16'4" x 6'2" (5.00 x 1.90)

Fitted carpet as laid and ceiling light.

OUTSIDE

The property is approached over a double width tarmac driveway allowing the space for the parking of a number of vehicles, flanked to one side by an expanse of lawn and leading on to the:

DETACHED GARAGE

Concrete floors, electrically operated shutter door to the front, UPVC double glazed window to the rear and storage space in the rafters.

GARDENS

An attractive paved walkway leads from the front of the property through to the rear garden which is predominantly paved and offers an excellent and private space for outdoor dining and entertaining, with an elevated gravelled area retained by brick walling, and a full height timber gate leading back on to the side of the property where can be found a further paved walkway along with a further grass area.

WARRANTY

The property will be offered with the benefit of a 6 year build warranty, provided by Graham Moss. Further details of which can be provided upon request.

SERVICES

We understand that the property has the benefit of mains drainage, water, gas and electricity.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' E ' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.