



FOR SALE

Offers in the region of £354,995

4 Donnett Close, Whittington, Oswestry,
Shropshire, SY11 4PZ

A well designed four-bedroom detached family home occupying a pleasant Cul-De-Sac position whilst benefitting from a master bedroom with en-suite, integral garage, and attractive gardens, enviably situated on the edge of the popular village of Whittington.





- **Four Bedroom**
- **Detached Family Home**
- **Front and Rear Garden**
- **Garage and Driveway**
- **Edge of Village**
- **Cul-De-Sac Location**

DESCRIPTION

Halls are delighted with instructions to offer 4 Donnett Close in Whittington for sale by private treaty.

4 Donnett Close is a well designed and deceptively spacious four-bedroom detached family home occupying a pleasant Cul-De-Sac position whilst benefitting from a master bedroom with en-suite, integral garage, and attractive gardens, enviably situated on the edge of the popular village of Whittington.

Internally, the property provides well presented and well designed living accommodation situated over two floors, these at present comprising, on the ground floor, an Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, and Cloakroom, together with, to the first floor, four Bedrooms (the Master benefitting from an En Suite) and a family Bathroom.

The property occupies a pleasant position within this quiet cul-de-sac and offers rural views to the rear whilst also boasting front and rear gardens, with the former of these containing driveway parking and the rear providing an area of lawn alongside a paved patio area and timber summer house.

The sale of 4 Donnett Close does, therefore, provide the rare opportunity for purchasers to acquire a well proportioned four-bedroom family home with the benefit of gardens and a garage in a quiet cul-de-sac location on the edge of this popular village.

THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a wooden door with opaque glazed panelling in to an:

ENTRANCE HALL

Tiled flooring, carpeted stairs rising to the first floor, and a door leading in to the:

LIVING ROOM

13'5" x 12'9" (4.1m x 3.9m)

Double glazed windows to the front of the house with built in shutters, gas "living-flame" effect fire set onto marble-effect hearth with wooden surround, with the chimney breast flanked to either side by wall mounted book shelves, and with an opening leading through to the:

DINING ROOM

10'2" x 8'2" (3.1m x 2.5m)

A continuation of the tiled flooring and fully glazed UPVC patio doors leading out on to garden, and a further door leading to the:

KITCHEN

11'9" x 10'2" (3.6m x 3.1m)

Tiled flooring, double glazed window on to rear elevation again allowing lovely views over the garden, and a fitted kitchen comprising: a selection of base and wall units with inset 1.5 stainless steel sink with draining area to one side and (H&C) mixer tap over, tiled splashbacks and four ring Belling gas hob with extractor fan over, eye-level double oven and grill, planned space for further appliances, a centrally located kitchen island with storage space below, wood block work surfaces over and breakfast seating to one end, with a door leading in to a useful understairs storage cupboard/pantry (with tiled flooring and wall mounted shelving)

A door from the kitchen leads in to the integral garage and a stable-style door allows access into the:

UTILITY ROOM

6'10" x 5'2" (2.1m x 1.6m)

Tiled flooring, wooden door with opaque glazed panel on to the garden and roll topped work surface with inset stainless steel sink with draining area to one side and (H&C) mixer tap above with storage cupboards and cupboards beneath, planned space for appliances and a wall mounted Worcester Bosch boiler and tiled splashbacks, a further door leading in to the:

CLOAKROOM

Tiled flooring, opaque double glazed window on to side elevation, low flush WC, corner pedestal hand basin with (H&C) Mixer tap above.

FIRST FLOOR LANDING

Fitted carpet as laid, inspection hatch to loft space (with loft ladder) and a door leading in to:



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



BEDROOM ONE

13'9" x 9'10" (4.2m x 3m)

Fitted carpet as laid, double glazed windows on to front elevation with built-in shutters, double opening doors leading in to recessed wardrobe space which contains shelving and a clothes rail and a further door leading in to:

EN SUITE SHOWER ROOM

Tiled flooring, double glazed window on to side elevation with built in shutters, corner shower cubicle with fully tiled surround and mains fed shower, and low flush WC and hand basin with (H&C) mixer tap set in to vanity unit with selection of storage cupboards and with a heated towel rail.

BEDROOM TWO

12'9" x 9'6" (3.9m x 2.9m)

Fitted carpet as laid, double glazed window on to front elevation with built in shutters, double opening doors leading in to recessed storage/wardrobe space with clothes rail and shelving.

BEDROOM THREE

12'1" x 8'6" (3.7m x 2.6m)

Fitted carpet as laid, double glazed window on to rear elevation allowing lovely views over the garden and a door leading in to a recessed cupboard/wardrobe with clothes rail and shelving.

BEDROOM FOUR

9'10" x 8'2" (3m x 2.5m)

Fitted carpet as laid, double glazed window on to rear elevation and views over the garden.

FAMILY BATHROOM

Wood effect laminate flooring, double glazed window on to rear elevation with built in shutters, and a bathroom suite comprising: panelled bath with (H&C) mixer tap above and shower attachment, fully tiled surround and a hand basin and low flush WC set in to vanity unit with a selection of shelving and storage cupboards, and with a further door leading in to a storage cupboard containing a selection of slatted shelving.

OUTSIDE

The property is approached over a tarmac driveway which leads to the integral garage and is flanked to one side by an area of lawn, with paved pathways leading to the front door and round both sides of the property to the rear gardens.

INTEGRAL GARAGE

17'8" x 9'6" (5.4m x 2.91m)

Concrete floors, double glazed window on to side elevation, metal up and over front door and has power and light laid on.

GARDENS

A particularly notable feature of the property and abutting the locally renowned 'Swale' (a drainage channel and now a haven for wildlife); the garden at present comprises an area of lawn retained within the original farm stone walling. The garden is of a manageable size and also contains a paved patio area which offers an ideal space for outdoor dining and entertaining and enjoying the views beyond, this alongside a timber summer house (approx 2.5m x 2m) which could be utilised for a variety of onward usages.

The property has been made a haven for wildlife by the current vendor, with visits having been reported of barn owls, butterflies, bees, and hedgehogs.

SERVICES

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

TENURE

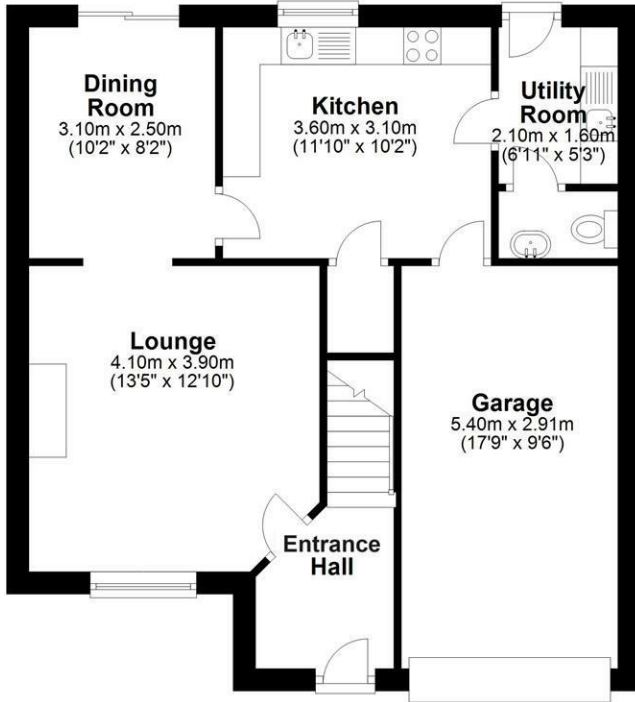
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Council Tax band 'E'.

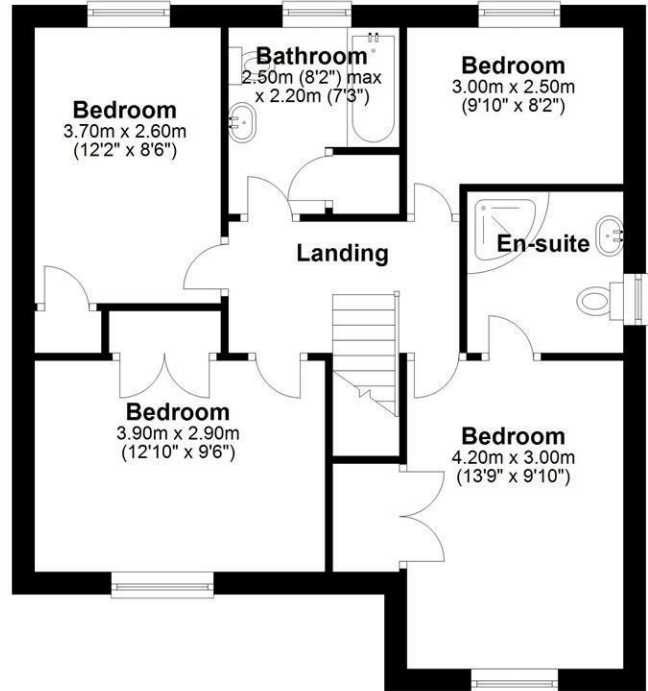
Ground Floor

Approx. 64.0 sq. metres (688.8 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.5 sq. feet)

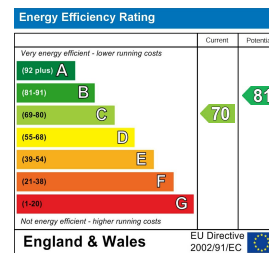


Total area: approx. 126.7 sq. metres (1363.3 sq. feet)
4 Donnett Close

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 Ratings



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