



Hylands, Withington Close, Oakengates, Telford

Offers In Region Of £375,000

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QUOTE PROPERTY REF LC-1235

Lee Cooke eXp Personal Estate Agents are delighted to present this highly deceptive and unique detached family home, beautifully positioned to enjoy open green views to the front. This charming and versatile residence offers a wonderful blend of character, privacy, and spacious living throughout – ideal for families seeking both comfort and flexibility.

Externally, the property makes a striking first impression with its large cobbled frontage and raised driveway, leading through secure gated access to an extensive rear parking area. Here, you'll also find a detached garage and adjoining carport, providing ample space for multiple vehicles. The front and rear gardens are a true highlight – thoughtfully landscaped with mature trees and shrubs, offering a secluded outdoor setting perfect for entertaining or relaxation.

Internally, the home offers versatile living accommodation designed to suit a variety of lifestyles. The entrance porch opens into a welcoming entrance hall with a study area/internal hallway, leading to a spacious entertainment dining area that can also serve as a guest bedroom or additional reception room. A comfortable evening lounge provides a cosy retreat, while the modern entertainment kitchen/diner is perfect for family gatherings and includes a separate utility room for added convenience.

The ground floor further benefits from two well-proportioned bedrooms and a family bathroom, ideal for those seeking single-level living options. The first floor features a further bedroom complemented by a second family bathroom, offering flexibility for growing families or visiting guests.

This exceptional home combines generous living spaces with beautiful surroundings and practical features throughout. For further details or to arrange a viewing, please contact Lee Cooke Personal Estate Agents.





Entrance Porch

Accessed via a **double-glazed front door**, the porch features **laminated flooring** and a further **double-glazed door** leading into the **entrance hall**.

Entrance Hall

A welcoming space with **laminated flooring**, **central heating radiator**, and **doors leading to various rooms**. A **double-glazed door** connects to the porch, and there is an **opening into the inner study hallway**.

Inner Study Hallway

Providing **stairs to the first floor**, **central heating radiator**, and an **archway leading through to the dining room/guest bedroom (Bedroom 4)** and **entrance hall**. This area serves as a useful **study or reading space**.





Family Lounge (16'0" into recess x 12'0")

A bright and comfortable main living area featuring a **double-glazed bow window to the front** with **stylish window shutters**, **electric fire with feature surround**, **media wall display**, **laminate flooring**, **central heating radiator**, and **feature lighting**. A door leads back to the entrance hall.

Dining Room / Guest Bedroom 4 (16'7" x 8'0")

A versatile space currently used as an **entertainment dining room**, featuring **part-panelled walls**, **two double-glazed windows** overlooking the rear garden, **laminate flooring**, and **central heating radiator**.
(This room offers flexible use as a dining room, guest bedroom, or home office, with potential for bi-folding doors to the rear garden.)



Utility Room

Located to the rear of the property, the **utility** offers **fitted wall and base units** with **roll-top work surfaces**, **plumbing for an automatic washing machine**, and a **double-glazed door** providing access to the rear parking area.

Ground Floor Family Bathroom

Fitted with a modern **three-piece suite** comprising a **panelled bath** with **mixer tap**, **wash basin set in vanity unit**, and **low-flush WC**. The room also features **tiled walls**, **spotlighting to the ceiling**, **central heating radiator**, and a **double-glazed window to the rear**.

Bedroom Two (Ground Floor) 11'9" x 9'7"

Double glazed window to front, door to hall, fitted wardrobe, central heated radiator.



Bedroom Three (Ground Floor) 8'4" x 10'10"

Double glazed window to side, door to hall, central heated radiator.

Main Bedroom (First Floor) 11'8" x 10'5"

Double glazed window, door to landing, central heated radiator.

Entertainment Kitchen / Diner (21'3" max x 9'7")

A stunning family kitchen and dining space, fitted with a **range of wall and base units**, **complementary worktops**, and a **breakfast bar**. Includes **integrated dishwasher**, **electric hob**, **oven**, **grill**, and **extractor hood**, plus **tiled splashbacks** and **laminate flooring**. Features **double-glazed windows to the side and rear**, **door to utility**, **door to entrance hall**, and **central heating radiator**.





Detached Garage / Utility Area

Situated to the rear, the **detached garage** measures approximately **16'9" x 9'1"** and provides additional **utility space** with power and lighting.

To the side of the garage is a **carport**, ideal as a **covered entertainment area** or additional vehicle space, with open access to the main parking area.

Rear Garden & Car Parking

The **rear garden** offers a **large, low-maintenance outdoor space**, ideal for entertaining and relaxing. It features **block-paved patio areas**, a **secure car parking area** with **gated access** to the front driveway, and openings leading to both the **garage** and **carport**. Highlights include an **ornamental water feature**, **well-stocked planters**, **trees and shrubs**, **external power points**, and **feature garden lighting** with pathways extending to the rear of the property.



Front Garden

Enjoying a **wonderful frontage**, this property is approached via a **raised cobbled driveway** providing **ample off-road parking** and **gated access** leading through to the **rear secure car parking area**. The **tree-lined front garden** is beautifully landscaped with an attractive selection of **plants, shrubs, and trees**, complemented by **slate borders**, **pebbled areas**, and **feature steps** leading up to the main garden area. The space also includes **security cameras**, **garden lighting**, and access to the **main entrance porch**.

Ensuite (First Floor)

Walk in shower, low flush toilet, wash basin, storage cupboard.

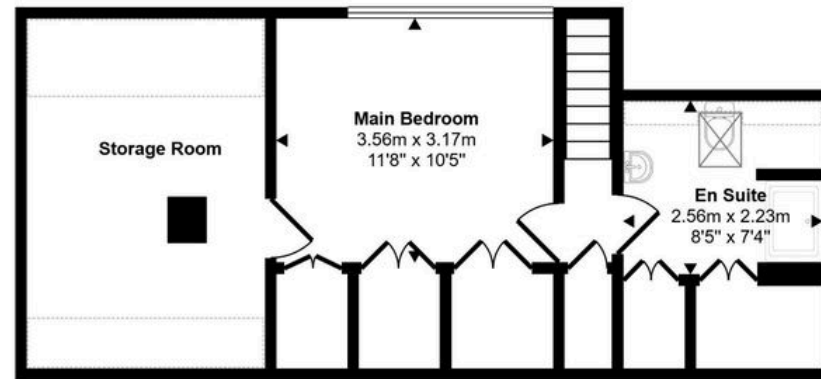


Approx Gross Internal Area
155 sq m / 1665 sq ft

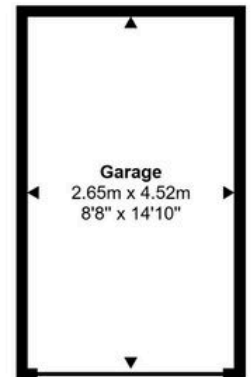


Ground Floor
Approx 99 sq m / 1071 sq ft

Denotes head height below 1.5m



First Floor
Approx 43 sq m / 465 sq ft



Garage
Approx 12 sq m / 129 sq ft