



Oaksmoor Close, Wheaton Aston

Offers In Region Of £250,000

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Oaksmoor Close, Wheaton Aston

Lee Cooke, your local village estate agent, presents this chain free semi-detached home situated in a popular cul-de-sac location within the ever sought-after rural village of Wheaton Aston. This property combines modern living with a rural village setting, making it ideal for families and professionals within easy reach of local amenities.

Externally, the property benefits from off-road parking to the front and a half garage, providing plenty of space for vehicles and storage. The private rear garden is an inviting space for outdoor entertaining, relaxing, or family activities, with a good level of privacy and mature landscaping.

Internally, the accommodation is well laid out and thoughtfully designed. On the ground floor, there is a welcoming entrance hall, a convenient guest WC, and a utility area providing practical everyday functionality. The kitchen diner is spacious and ideal for family meals or entertaining guests, while the lounge offers a comfortable and generous living space.

To the first floor, there are three bedrooms and a fitted family bathroom, offering plenty of space for a family or guests. Named appliances are available subject to offer, adding an extra touch of convenience and quality.

This property is chain free ready and available right now.





Entrance hall

Having a double-glazed door and double-glazed window to the side, providing access to the stairs leading to the first-floor landing. Tile flooring, doors to various rooms, and a central heated radiator.

Guest WC

Fitted with a panelled low flush toilet and pedestal wash basin. Wall-mounted Worcester boiler.

Utility room

Accessed via the entrance hall and door from the guest WC. Fitted with a selection of wall units and preparation work surfaces. Space for a tumble dryer and space for a washing machine (both of these appliances and a fridge freezer are potentially for sale subject to offer). Tile flooring and central heated radiator.





Lounge – 12'3" x 15'3"

Double glazed door and double glazed window overlooking the rear garden. Door leading to the hall. Gas fire with fitted surround, central heated radiator, and satellite and aerial points.

Kitchen Diner – 17' x 6'7"

Opening to the entrance hall. Double glazed window to the front. Fitted with a range of wall and base units with roll-top work surfaces. Fitted electric hob with oven and extractor hood, integrated sink unit, integrated fridge, and integrated dishwasher. Central heated radiator, telephone point, USB point, ceiling spotlights, tile floor, and part-tiled walls.

First floor landing

Accessed via stairs from the ground floor. Loft access and doors to various rooms.

Bedroom 1 – 15'3" x 10'8" (into wardrobes)

Two double glazed windows to the front. Central heated radiator and built-in wardrobe. Door to landing.

Bedroom 2 – 12'2" x 8'

Double glazed window to the rear. Central heated radiator. Door to landing.

Bedroom 3 – 9' x 7'

Double glazed window to the rear. Central heated radiator. Door to landing.

Family bathroom

Fitted with a shower bath, fitted shower and screen, wash basin set in a vanity unit, and low flush toilet. Double glazed window to the rear, tile floor and tile walls, airing cupboard, heated towel rail, and ceiling spotlights.

Front garden

Pleasant frontage with a lawned area, feature tree, and tarmacked off-road parking. Gate to side access and further gate leading to the rear garden and main entrance.

Half garage / store – 8'7" x 6'9"

Up and over door to front access. Consumer unit and gas meter. Please note the garage has been partially converted to provide WC and utility to the rear.

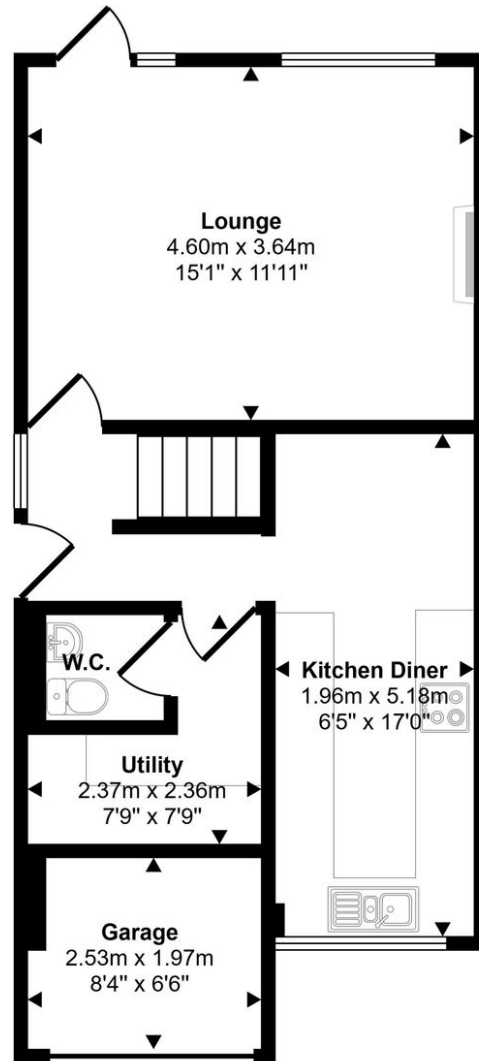




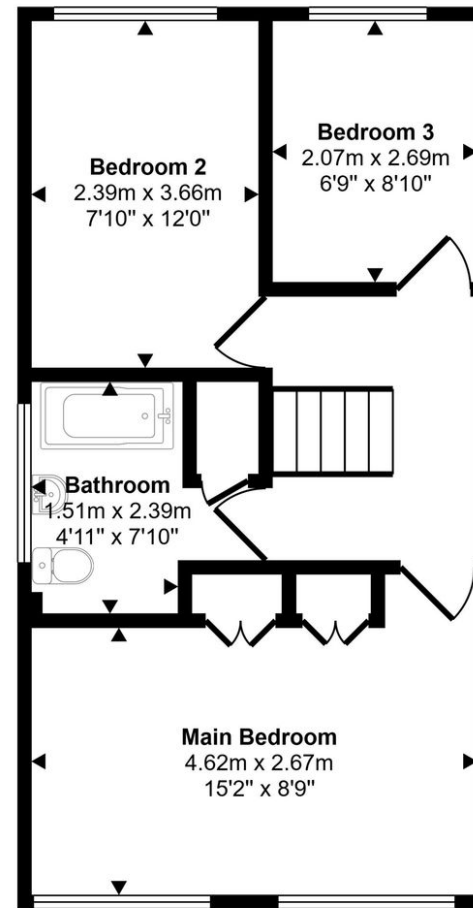
Rear garden

Pleasant private rear garden with patio area for entertaining, lawned area, trees, plants, and shrubs. Utility access, gate to front access, and enclosed with panelled fencing.

Approx Gross Internal Area
86 sq m / 926 sq ft



Ground Floor
Approx 44 sq m / 477 sq ft



First Floor
Approx 42 sq m / 448 sq ft