

1 Peverel Drive Whittington Oswestry SY11 4PN



4 Bedroom House - Detached
Offers In The Region Of £334,995

The features

- IMPRESSIVE DETACHED FAMILY HOME
- PERFECT FOR THOSE WHO LOVE TO ENTERTAIN
- BEAUTIFULLY FITTED FAMILY KITCHEN AND CONSERVATORY
- ENCLOSED GARDEN WITH BAR, WORKSHOP AND SHED
- EPC RATING C
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- LOUNGE WITH LOG BURNER, HOME OFFICE/FAMILY ROOM,
- PRINCIPAL BEDROOM WITH EN SUITE, 3 FURTHER BEDROOMS
- NO ONWARD CHAIN
- VIEWING ESSENTIAL



***** IMPRESSIVE DETACHED FAMILY HOME *****

Much improved 4 bedroom detached home offering spacious and versatile accommodation perfect for today's modern lifestyle.

Occupying an enviable corner position in the heart of this much sought after, self sufficient village, ideal for commuters with ease of access to Oswestry, Shrewsbury and the A5/M54 motorway network.

Reception Hall, Lounge with log burner, Home Office/Family Room, beautifully fitted Family Kitchen with appliances, Dining Conservatory, Utility and Cloakroom. Principal Bedroom with en suite, 3 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and enclosed Rear Garden with outdoor dining and entertaining area.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position within the historic village of Whittington. Perfectly placed for commuters with ease of access to the A5/M54 motorway network. The busy market Town of Oswestry is a short drive away which boasts an excellent range of amenities along with the Railway station at Gobowen which has links to Shrewsbury, Chester and London. With a pleasant stroll into Whittington you will find local amenities such as convenience store, public houses, and the remains of a 12th century Marcher Norman Castle and gatehouse.

ENTRANCE HALLWAY

Covered entrance with composite door opening to Reception Hall, wooden effect flooring, wall mounted column radiator.

LOUNGE

Having bay window overlooking the front with fitted bench seating and storage. Chimney breast housing cast iron log burner set onto hearth with wooden lintel over, media point, radiator. Wooden effect flooring.

STUNNING FAMILY KITCHEN

Beautifully fitted with range of French Navy shaker style units incorporating single drainer sink with mixer taps and set into base cupboard with worksurfaces over and having integrated dishwasher with matching fascia panel. Further range of matching base units comprising cupboards and drawers. Inset 4 ring hob with pan and cutlery drawers beneath and extractor hood over, double oven and grill with cupboards above and below with additional storage and worksurface to the side. Range of eye level wall units and peninsular breakfast divide with overhang and seating area. Additional range of units including recess and point for America style fridge/freezer with pull out larder units and large built in pantry cupboard. Window overlooking the garden, tiled flooring, radiator and double opening doors to

DINING/CONSERVATORY

Being of brick and sealed unit double glazed construction with suspended infilled ceiling, great for all year round use. A great multi purpose room with double opening French doors to the garden, continuation of tiled flooring.

UTILITY

with range of white fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of base units

with worksurface over and having space beneath for washing machine and tumble dryer. Tiled flooring, door to the garden and

CLOAKROOM

With WC, wash basin, tiled flooring and window to the rear.

HOME OFFICE/FAMILY ROOM

With window to the front, wooden effect flooring, radiator.

LANDING

From the Reception staircase leads to First Floor Landing with radiator. Access to roof space.

PRINCIPAL BEDROOM

With window to the front, feature wood panelling to one wall, fitted double wardrobe with mirror fronted sliding doors, media point, radiator.

ENSUITE

With suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

BEDROOM 2

A lovely light, dual aspect room with windows to front and rear, radiator.

BEDROOM 3

With window to the rear, built in double wardrobe, radiator.

BEDROOM 4

With window to the rear, wooden panelling to dado height.

BATHROOM

With suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

OUTSIDE

The property occupies an enviable corner position approached over block paved driveway with parking. The Garden is laid to lawn with well stocked shrub, herbaceous beds and specimen trees. Side pedestrian access leads around to the enclosed rear garden which is perfect for those who love to entertain alfresco. Large paved sun terrace and grassed lawn and good sized timber garden store/entertainment room with bar seating. The garden is enclosed with wooden fencing. Additional decked terrace and large workshop.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





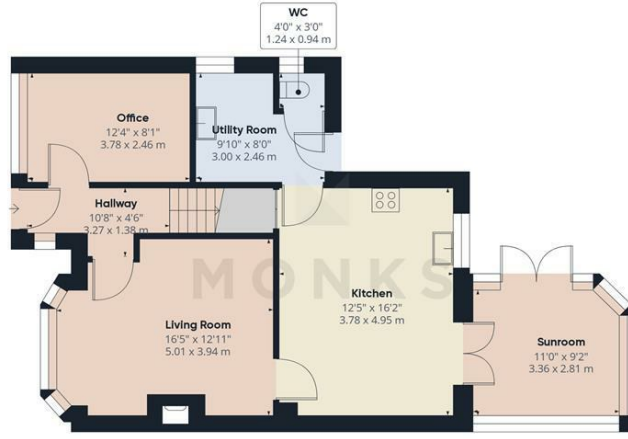
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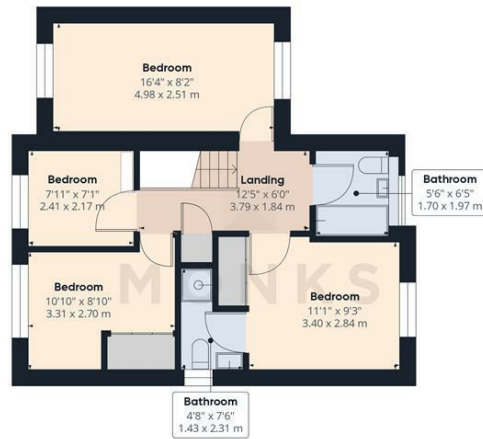
1 Peveler Drive, Whittington, Oswestry, SY11 4PN.

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Floor 0



Floor 1

Approximate total area[®]
1295.18 ft²
120.33 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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