

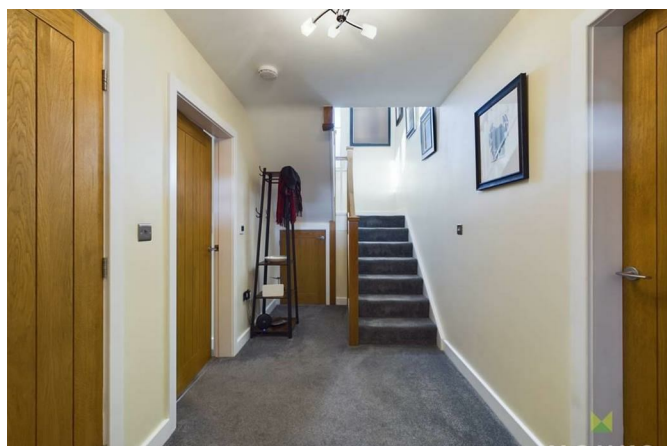
6 Frankton Fields Welsh Frankton Oswestry SY11 4QN



4 Bedroom House - Detached
Asking Price £600,000

The features

- EXCLUSIVE LUXURY DEVELOPMENT
- 4 LARGE DOUBLE BEDROOMS, TWO ENSUITES
- HIGH SPECIFICATION FITTINGS
- LARGE ESTABLISHED PRIVATE GARDENS
- DETACHED DOUBLE GARAGE
- BREATH TAKING VIEWS
- OPEN PLAN KITCHEN DINER
- AIR SOURCE PUMP WITH UNDERFLOOR HEATING
- SAUNA
- NO ONWARD CHAIN, EPC RATING C



***** IMPRESSIVE FAMILY HOME WITH FAR REACHING VIEWS *****

Set in a commanding position on the edge of this Exclusive Luxury Development, with stunning open views to the rear over the adjoining countryside. This is a most attractive and beautifully presented family home, which has been thoughtfully designed for today's modern lifestyle.

Offering great flexibility and finished to an exceptionally high standard of specification. Built just over 4 years ago by reputable local developers, this property is set in a commanding position in the highly sought after hamlet of Welsh Frankton. Ideal for commuters with ease of access to the A5 M54 motorway network.

The residence, to be fully appreciated must be viewed, comprises of a Reception Hall with Cloakroom, Through Lounge with Multi Fuel burner, a second Sitting Room again with a Multi Fuel Burner, a stunning high specification Kitchen /Diner and Utility Room. Principal and One Guest Bedroom benefitting from fully tiled En-Suites, with 2 further generous Double Bedrooms and a modern family Bathroom.

The property has the benefit of a high EPC efficiency rating, with air source heat pump, and under floor heating throughout the Ground Floor, and individually controlled thermostats to all primary rooms. Driveway parking, and a large Double Garage, with steps to storage area in the loft. To the rear of the property is a stunning, landscaped garden, which is bordered by open farmland, providing breath taking views over the surrounding countryside and Welsh Mountains.

VIEWING ESSENTIAL.

Property details

LOCATION

The property occupies an enviable position on the edge of the desirable hamlet of Welsh Frankton, ideally placed between Ellesmere and Oswestry where there are excellent local facilities, and is in the perfect position for the Schools, with Whittington and Gobowen Primary Schools, Lakelands Academy and Ellesmere College all close at hand. For commuters there is a Railway Station at Gobowen with good transport links to Shrewsbury, Chester and London.

RECEPTION HALL

Covered entrance with outside light and composite door opening into spacious Reception Hall with under stairs storage and home security alarm system.

CLOAKROOM

Suite comprising WC and wash hand basin, tiled surrounds and flooring, window to the front.

LOUNGE

An impressive room, with triple aspect windows to the front, side and rear along with French doors which lead onto the rear patio. Cast iron Multi-Fuel Burner set onto slate hearth with Oak Lintel. Media point.

SITTING/FAMILY ROOM

A great multi purpose room with dual aspect windows to the front and rear. Cast iron Multi-Fuel burner set onto slate hearth with Oak lintel. Media point.

FABULOUS KITCHEN/DINING ROOM

The Kitchen has been thoughtfully designed for the enthusiastic chef, and is beautifully fitted with contemporary, contrasting floor and wall units, incorporating single drainer one and a half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with quartz work surfaces, and inset induction hob with extractor hood over and cutlery and pan drawers beneath, integrated dishwasher and fridge freezer with matching fascia panels. Two eye level ovens with storage above and below and range of wall units with concealed lighting beneath, recessed ceiling lights, tiled flooring throughout.

INNER HALL

From the Reception Hall door leads to Inner Hall with door opening to Utility.

UTILITY ROOM

High specification units to complement the Kitchen, with base unit incorporating one and half bowl sink with mixer taps and quartz work surface extending to the side, and with plumbing for appliances. Tiled flooring, door to the rear garden and patio areas.

FIRST FLOOR LANDING

From the Reception Hall the staircase leads to the First Floor Landing with a large viewing window to the rear with an attractive rural aspect, and three further windows to the front, access to roof space, radiator. Airing Cupboard with cylinder.

PRINCIPAL BEDROOM

A large double bedroom with windows to the rear providing breath-taking, uninterrupted views over adjoining countryside and hills in the distant. Media point, radiator.

EN SUITE

Comprising a fully tiled walk in shower, with direct mixer shower and drench head, wash hand basin set into high gloss vanity unit with storage, WC. Complementary tiled surrounds, heated towel rail, window to the rear.

GUEST BEDROOM

A large double bedroom with windows overlooking the front of the property. Media point, radiator.

EN SUITE SHOWER ROOM

Comprising fully tiled walk in shower cubicle, with direct mixer shower unit and drench head, wash hand basin set into vanity unit with storage beneath and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

BEDROOM 3

A large double bedroom with windows overlooking the rear garden, providing breath-taking, uninterrupted views over adjoining countryside and hills in the distant. Media point, radiator.

BEDROOM 4

A large double bedroom with windows to the front of the property. Media point, radiator.

FAMILY BATHROOM

Comprising panelled bath with overhead direct mixer shower, and glazed screen, wash hand basin set into vanity unit with storage, WC. Tiled surrounds, heated towel rail.

OUTSIDE

This property occupies a commanding position on the edge of the development, approached over brick paved driveway with parking and leading to the double garage with remote up and over door, power and lighting, access door to the side.

To the front and side are wrap around gardens, which are laid to lawn, with flower and shrub beds, enclosed

with decorative estate railings with beech hedging. Side pedestrian access to the stunning, private enclosed rear garden which is perfect for those who love to entertain and dine alfresco, with a large stone sun terrace immediately adjacent to the property. Shaped lawn with an abundance of well stocked flower, shrub and herbaceous beds and raised rose planters and pergola's. There is a further paved seating area facing an ornamental garden pond. Outside power, lighting and cold water tap and garden potting shed.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries. There is a monthly management charge for the development which we are advised is circa £45.

SERVICES

We are advised that mains water and electricity. Drainage is to a private system serving the whole development.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - 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

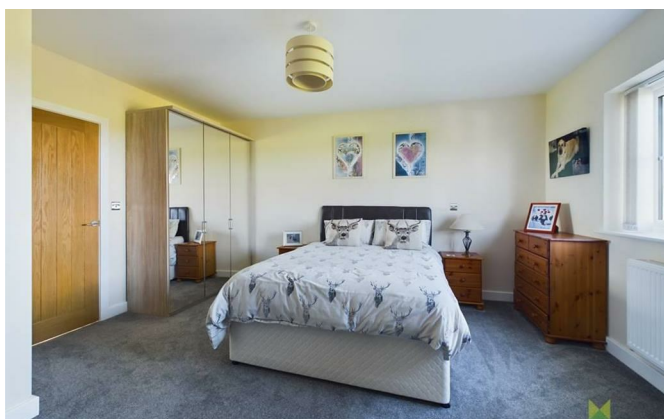
We are available 8.00am to 8.00pm Monday to

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.





MONKS



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