

# 24 Kingfisher Way Morda Oswestry SY10 9LX



**4 Bedroom House**  
**Offers In The Region Of £455,500**

## The features

- IMPRESSIVE 4 BEDROOM FAMILY HOME
- LOUNGE WITH FEATURE LOG BURNER, FAMILY/SITTING ROOM
- PRINCIPAL AND GUEST BEDROOMS BOTH WITH EN SUITES
- DOUBLE GARAGE, PARKING AND ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE VILLAGE LOCATION CLOSE TO THE TOWN CENTRE
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN WITH BI-FOLDS
- 2 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- PERFECT FOR A GROWING FAMILY



**\*\*\* EXCELLENT FAMILY HOME IN ENVIABLE VILLAGE LOCATION \*\*\***

**This impressive 4 bedroom detached home is perfect for today's modern lifestyle. Offering spacious and versatile accommodation which must be viewed to be fully appreciated.**

**Occupying an enviable position in the heart of this popular village close to the Town and ideal for commuters with ease of access to the A5/M54 motorway network.**

**Reception Hall with Cloakroom, Lounge with log burner, Family/Sitting Room, fabulous open plan Living/Dining/Kitchen with lovely fitted Kitchen and complementary Utility Room. Principal and Guest Bedrooms each with en suites, 2 further double Bedrooms and family Bathroom.**

**The property has the benefit of gas central heating, underfloor heating to wet areas, double glazing, driveway with parking, double Garage and good sized enclosed Rear Garden.**

**Viewing highly recommended.**

## Property details

### LOCATION

The property occupies an enviable position on a private driveway in Morda within a pleasant stroll from the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities. Ideally placed for commuters with ease of access to the A5/M54 motorway network with links to Chester and the nearby railway station at Gobowen.

### RECEPTION HALL

Covered entrance, composite door with glazed side screen opening to spacious Reception Hall. Useful under stairs storage cupboard, radiator.

### CLOKROOM

Suite comprising WC and wash hand basin, radiator.

### LOUNGE

A good sized room having walk in bay window overlooking the front, cast iron log burner set onto slate hearth with wooden mantel over, media point, radiator.

### FAMILY ROOM/HOME OFFICE

With window to the front, radiator.

### FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

An excellent room, perfect for a growing family and those who love to entertain. With a good sized Living Dining area featuring bi-fold doors opening onto the rear garden and sun terrace. Peninsular breakfast bar divide with overhang seating area to the Kitchen which is comprehensively fitted with range of soft grey fronted units incorporating undermount one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid work surfaces over and having integrated dishwasher, fridge and freezer each with matching fascia panels. Inset 4 ring hob with extractor hood over and drawers beneath and built in double oven and grill with cupboards above and below. Range of eye level wall units, tiled flooring throughout, window overlooking the garden. Underfloor heating.

### UTILITY ROOM

Having continuation of units incorporating undermount sink set into base cupboard with worksurface extending to either side with space for appliances. Gas central heating boiler, tiled flooring, radiator. Door to Garage.

### FIRST FLOOR LANDING

From the Reception Hall contemporary staircase with

glazed panels leads to the First Floor Galleried style Landing with access to roof space. Window overlooking the front.

### PRINCIPAL BEDROOM

A good sized double room with window overlooking the front, built in double wardrobe, media point, radiator.

### EN SUITE SHOWER ROOM

Fully tiled with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC, heated towel rail, window to the side and underfloor heating.

### GUEST BEDROOM

Another good sized double room with window overlooking the rear garden, range of fitted wardrobe, media point, radiator.

### EN SUITE SHOWER ROOM

Suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear. Underfloor heating.

### BEDROOM 3

Window to the front, radiator.

### BEDROOM 4

Window to the rear, radiator.

### FAMILY BATHROOM

Suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Fully tiled walls and flooring, heated towel rail, window to the rear. Underfloor heating.

### OUTSIDE

The property is approached over driveway with parking and leading to the ATTACHED DOUBLE GARAGE with up and over door, power and lighting and personal door to the garden.

The Front of the property is laid to lawn with flower and shrub beds. Side pedestrian access leads around to the good sized enclosed REAR GARDEN with large paved sun terrace immediately adjacent to the Living/Dining/Kitchen, ideal for those who love to outdoor entertain. Garden is laid to lawn and enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

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

enquiries. Once Phase 2 of the development is completed there will be a maintenance fee to be paid annually.

#### 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 E - 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

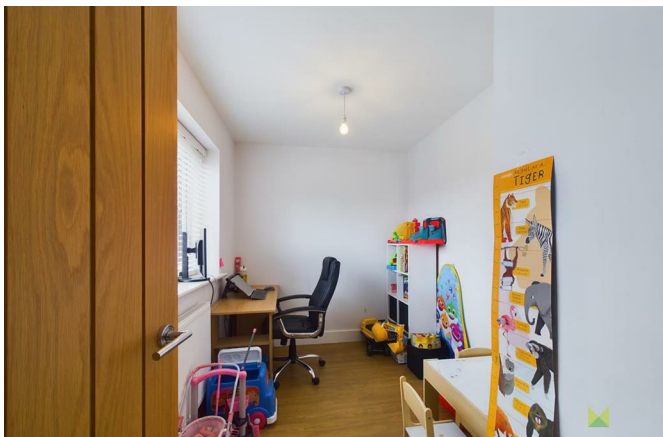
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

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

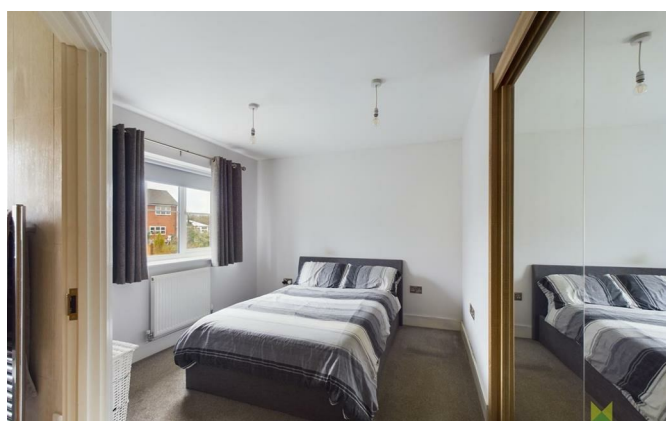
#### NEED TO CONTACT US

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.





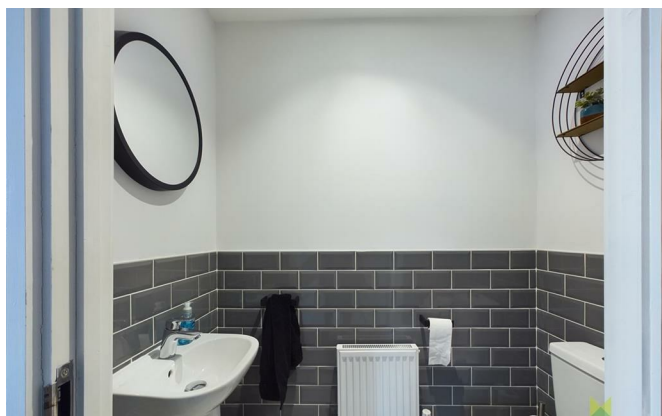
MONKS



## 24 Kingfisher Way, Morda, Oswestry, SY10 9LX.

4 Bedroom House

Offers In The Region Of £455,500





**Judy Bourne**

Director at Monks  
judy@monks.co.uk

**Get in touch**

Call. 01691 674567  
Email. info@monks.co.uk  
Click. www.monks.co.uk

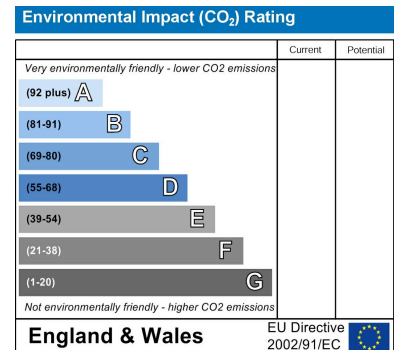
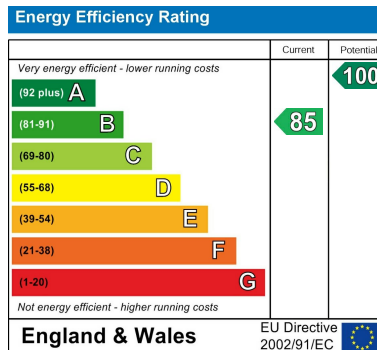
**Oswestry office**

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

**We're available 7 days a week**

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

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.