

# Parklands Pottery Lane Trefonen Oswestry SY10 9DF



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £425,000**

## The features

- EXCELLENT 3 BEDROOM DETACHED BUNGALOW
- STUNNING FAR REACHING RURAL VIEWS
- 3 DOUBLE BEDROOMS AND FAMILY BATHROOM
- SET IN LOVELY ESTABLISHED GARDENS
- VIEWING HIGHLY RECOMMENDED
- SPACIOUS NEATLY PRESENTED ROOMS THROUGHOUT
- LOUNGE, DINING ROOM, FABULOUS CONSERVATORY, KITCHEN, UTILITY
- AMPLE PARKING AND DOUBLE GARAGE
- ENVIABLE EDGE OF VILLAGE LOCATION



**\*\*\* STUNNING RURAL VIEWS \*\*\***

This attractively presented, detached bungalow offers deceptively spacious rooms is set on a slightly elevated plot with stunning rural views far reaching across to the Hills.

Occupying an enviable position on the edge of this popular village a short drive from the busy market Town of Oswestry and for commuters the A5 link road.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Dining/Family Room, excellent Conservatory, Kitchen, Utility, 3 Bedrooms and well appointed Bathroom.

The property has the benefit of oil central heating, double glazing, driveway with ample parking, large double Garage and delightful well stocked wrap around gardens.

Viewing highly recommended and offered for sale with no upward chain.

## Property details

### LOCATION

The property occupies an enviable slightly elevated position on the edge of this popular location and enjoys lovely rural views over the Village and open countryside beyond and benefits from a great public house a short stroll away. There are good local facilities in the nearby Village of Trefonen including general store, primary school, church and restaurant/public house and the busy market Town of Oswestry is just over a 2 mile drive away which boasts an array of shops, banks, supermarkets and schools. For commuters there is ease of access to the A5/M54 motorway network and railway station at Gobowen which has links to Shrewsbury, Chester and London.

### RECEPTION HALL

Covered entrance with wooden and glazed door opening to spacious Reception Hall having useful airing cupboard and access to roof space.

### CLOAKROOM

With WC and wash hand basin, tiled floor, window to the front. Radiator

### LOUNGE

A lovely light room with bay window to the front and further window to the side from which there are far reaching views over open countryside and across to the hills. Media point, two radiators, double opening doors to

### DINING/FAMILY ROOM

having brick fireplace housing open fire, radiator. Sliding patio doors opening to

### CONSERVATORY

An excellent sized room, perfect for those who love to entertain. Being of brick and sealed unit double glazed construction and providing lovely outlooks over the gardens and far reaching views beyond. Double opening doors leading to the sun terrace and gardens.

### KITCHEN/BREAKFAST ROOM

fitted with range of wooden fronted units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having dishwasher, integrated fridge with matching fascia panels and space for cooker with extractor hood over. Matching range of eye level wall units, wine rack and tiled floor, radiator, door to the front and windows to the side and to the front with lovely open aspect.

### UTILITY ROOM

having single drainer sink set into base cupboard with work surface extending to the side with space beneath for washing machine and dryer. Ample space for fridge/freezer, tiled flooring, window to the front. Built in storage.

### BEDROOM 1

with window to to the front, two built in wardrobes, radiator.

### BEDROOM 2

with window to the rear, built in wadrobes, radiator.

### BEDROOM 3

with window to the rear, built in wardrobes, radiator.

### BATHROOM

With suite comprising panelled bath, fully tiled shower cubicle, wash hand basin and WC. Fully tiled, window to the front.

### OUTSIDE

The property is approached over a large gravelled driveway which provides ample parking and hardstanding for numerous vehicles and leads to the Detached Double Garage which has twin up and over doors, power and lighting.

The Gardens are a particular feature of the property and lie to the fore, side and rear and are beautifully established with shaped lawns which have an abundance of well stocked flower, shrub and herbaceous beds along with inset specimen trees. Large paved sun terrace immediately adjacent to the Conservatory with brick built bbq area, perfect for dining alfresco. The Gardens are enclosed with hedging and there is a wonderful aspect over open farmland reaching across to the Welsh and Shropshire Hills.

Green house and timber Garden Store.

### 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

#### COUNCIL TAX BANDING

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



## Parklands Pottery Lane, Trefonen, Oswestry, SY10 9DF.

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Floor 0 Building 1

Approximate total area<sup>®</sup>  
1775.43 ft<sup>2</sup>  
164.94 m<sup>2</sup>



Floor 0 Building 2

(1) 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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## Get in touch

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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