

6 Chapel Lane Criftins SY12 9LZ



5 Bedroom House - Detached
£595,000

The features

- EXCELLENT 5 BEDROOM DETACHED FAMILY HOME
- LOUNGE, DINING ROOM, HOME OFFICE, KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN SUITE, 4 FURTHER BEDROOMS AND BATHROOM
- BEAUTIFULLY ESTABLISHED AND WELL STOCKED GARDENS
- VIEWING HIGHLY RECOMMENDED.
- SPACIOUS AND VERSATILE LIVING
- UTILITY AND CLOAKROOM
- DOUBLE GARAGE/WORKSHOP AND AMPLE PARKING
- OPEN RURAL VIEWS



***** IMPRESSIVE 5 BEDROOM FAMILY HOME WITH LOVELY RURAL VIEWS *****

An immaculately presented, detached home offering deceptively spacious and versatile accommodation perfect for today's modern lifestyle - a growing family, work from home, love to entertain or dependent relative.

Occupying an enviable position on the edge of this small village with lovely open aspect over adjoining fields, ideally placed for amenities at nearby St Martin's, Ellesmere and Oswestry and for commuters easy reach of the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, large Lounge and Dining Room, Home Office, good sized Kitchen with Breakfast Room adjoining, Utility and Cloakroom. On the First Floor Principal Bedroom with Dressing area and en suite, 4 further Bedrooms and family Bathroom.

The property has ample parking, large double Garage/Workshop and delightful well stocked landscaped gardens.

Viewing essential.

Property details

LOCATION

The property occupies an enviable semi rural position in this much sought after Village ideally placed for access to Oswestry and Ellesmere and for commuters has excellent access to the A5/M54 motorway network. Tucked away at the end of this quiet lane surrounded by open farmland.

RECEPTION HALL

Entrance door leads to L shaped Reception Hall with radiator and off which lead

IMPRESSIVE LOUNGE

A lovely light room having two windows overlooking the garden, central fireplace with marble hearth and surround housing living flame fire, media point, radiators and dado rail.

DINING/FAMILY ROOM

A generous sized room with great multi purpose use and currently used as a dining room, having two windows overlooking the rear, dado rail, radiators.

STUDY/HOME OFFICE

A great space for those who work from home, fitted with desk and storage, radiator and window overlooking the gardens.

ATTRACTIVE FITTED KITCHEN

Comprehensively fitted with range of shaker style units incorporating undermount sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with granite work surfaces over and having integrated dishwasher and large larder fridge with matching fascia panels. Range style cooker included with extractor hood over shelved wine rack, tiled surrounds and matching range of eye level wall units incorporating glazed display cabinets and shelving and having concealed lighting beneath. Radiator, tiled floor and opening to

FAMILY BREAKFAST ROOM

A lovely light and versatile room having windows and French doors providing access and outlooks over the gardens. Continuation of tiled floor, media point, radiator. Door to

REAR ENTRANCE

with tiled floor, coat hooks, door to garden and doors to

UTILITY ROOM

A good sized Utility with range of wooden fronted units incorporating single drainer sink with mixer taps set into base cupboard. Space for Washing Machine & Dryer. Further range of cupboards and drawers with

work surfaces over and space beneath for appliances and tall shelved larder unit. Tiled floor, window to the rear, radiator, gas boiler.

CLOAKROOM

With suite comprising WC and wash hand basin, window to the rear, tiled flooring, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the spacious First Floor Galleried Landing with a study area which has velux roof light. Airing Cupboard and useful under eaves storage. Radiator.

PRINCIPAL BEDROOM

A lovely light room with window providing open aspect over adjoining farmland. Dressing area with range of fitted wardrobes, radiator.

DRESSING AREA AND EN SUITE

Dressing area with range of fitted wardrobes, door to en suite Shower Room which has been attractively re-fitted with suite comprising shower cubicle with direct mixer shower with drench head, wash hand basin set into vanity with storage, WC. Heated towel rail, window to the side.

BEDROOM 2

A generous double room with window providing lovely outlooks over open countryside, excellent range of fitted bedroom furniture, radiator.

BEDROOM 3

Another double room with window providing rural outlooks, fitted bedroom furniture, radiator.

BEDROOM 4

having window providing lovely open aspects, fitted double wardrobe, access to roof space, radiator.

BEDROOM 5/HOME OFFICE

A great multi purpose room, currently fitted out as a home office with range of furniture including desk and storage cupboard - this could also be used as an additional double Bedroom or Sitting Room. Velux roof light, radiator.

FAMILY BATHROOM

A well appointed room with suite comprising corner panelled bath, fully tiled shower cubicle, wash hand basin set into vanity unit with storage, WC. Heated towel rail/radiator, window to the side.

OUTSIDE

The property is well screened from the lane and approached over driveway which provides parking for

numerous cars and leads to the detached Double Garage/Workshop which has twin remotely controlled electric garage doors, power and lighting and personal door to the side with Solar panels fitted to the roof.

The Gardens are a particular feature of the property, being beautifully presented and neatly kept and lie to the front and side with two good sized lawns which have an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees which provide all year round colour. Large paved sun terrace immediately adjacent to the property which is perfect for those who love to outdoor entertain. The Gardens offer an excellent level of privacy being enclosed by tall mature hedging.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold .

SERVICES

We are advised that all main services are connected. The property benefits from mains gas.

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



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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

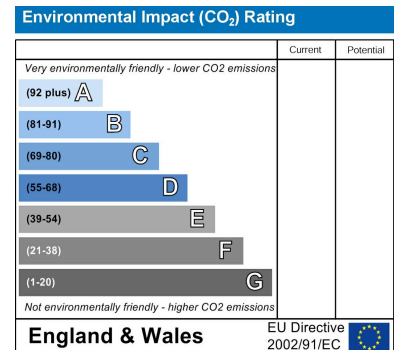
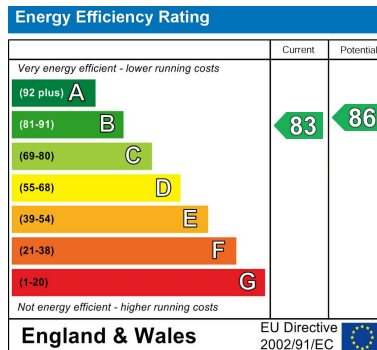
Oswestry office

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



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