

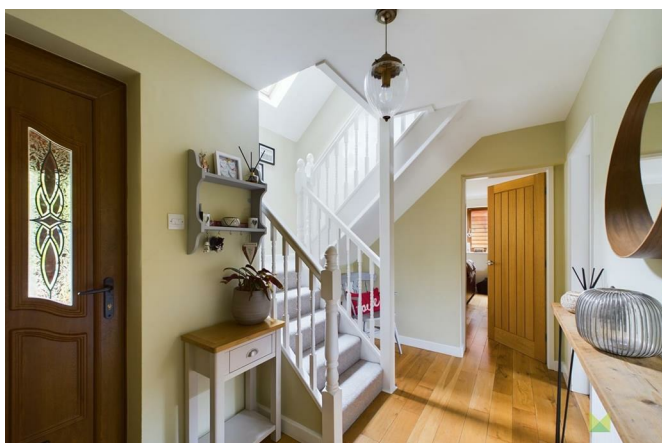
# 6 Offas Close Treflach Oswestry SY10 9NG



5 Bedroom House - Detached  
Offers In The Region Of £575,000

## The features

- IMMACULATELY PRESENTED 5 BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN PLAN LIVING/DINING/KITCHEN AND LARGE UTILITY
- PRINCIPAL AND GUEST BEDROOMS WITH EN SUITES
- AMPLE PARKING AND LOVELY WELL STOCKED GARDENS
- INTERNAL VIEWING ESSENTIAL.
- SPACIOUS AND VERSATILE LIVING
- LOUNGE AND LARGE FAMILY/GAMES ROOM
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- ENVIABLE VILLAGE LOCATION CLOSE TO TOWN



**\*\*\* FABULOUS 5 BEDROOM DETACHED FAMILY HOME \*\*\***

**This beautifully presented, much improved detached home offers spacious and versatile living, perfect for a growing family, those who love to entertain or work from home.**

**Occupying an enviable position in the heart of this popular village a short drive from the busy market Town of Oswestry and ideally placed for commuters with ease of access to the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, impressive open plan Living/Dining/Kitchen, large Family/Games Room, Utility. On the First Floor are the Principal and Guest Bedrooms both of which have en suites, 3 further Bedrooms and family Bathroom.**

**The property has the benefit of central heating, double glazing, ample parking and lovely enclosed Rear Garden.**

**Viewing essential.**

## Property details

### LOCATION

The property occupies an enviable position in the heart 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 3 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.

### ENTRANCE PORCH

Wooden entrance door with glazed side panels with coat hooks, brick floor and further door opening to

### RECEPTION HALL

A welcoming Reception area with engineered oak flooring, radiator.

### CLOAKROOM

with WC and wash hand basin, radiator.

### LOUNGE

A lovely light triple aspect room with bay window to the front and further windows to the sides. Feature cast iron living flame gas log style burner, media point, radiators. Engineered oak boarded flooring. Opening door to

### FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

An impressive L shaped room, perfect for those who love to cook and entertain.

### LIVING/SITTING ROOM

A great space for family living having window to the front and double opening French doors leading onto the paved sun terrace perfect for dining alfresco. Media point, radiator. Opening to

### DINING ROOM

with ample space for large dining table, tiled floor, radiator. Peninsular breakfast bar divide with overhang seating area to

### KITCHEN

Attractively and comprehensively fitted with range of high gloss fronted units incorporating undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with oak worksurfaces over and having inset dishwasher, wine cooler and space for American style fridge/freezer and cutlery and pan drawers. Further bank of units incorporating double oven grill and microwave with cupboards above and below. Complementary island housing inset hob with extractor hood over and additional storage beneath. Tiled surrounds, recessed ceiling lights, radiator, window overlooking the garden. Tiled flooring throughout.

### REAR ENTRANCE

with lino floor and door opening to the garden and

### UTILITY ROOM

A generous sized room with range of base units incorporating single drainer sink with mixer taps set into base cupboard with worksurfaces extending to the side with space beneath for appliances, tiled surrounds, lino flooring, window overlooking the garden.

### FAMILY/GAMES ROOM

An excellent multi purpose room having windows to the front, media point, radiator. Large storage cupboard/boiler room/drying room.

### FIRST FLOOR LANDING

From the Reception Hall staircase with half turn and velux window to the front leads to the First Floor Landing off which lead

### PRINCIPAL BEDROOM

with window to the front, range of fitted wardrobes, media point, radiator.

### EN SUITE SHOWER ROOM

Fitted with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, velux roof light to the rear.

### GUEST BEDROOM

having window overlooking the rear garden. Built in double wardrobe, radiator.

### EN SUITE SHOWER ROOM

with suite comprising fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, towel rail.

### BEDROOM 3

A large double room with window to the front and two velux roof lights to the side, radiator.

### BEDROOM 4

Another good sized double room having two velux roof lights to the side, radiator.

### BEDROOM 5/HOME OFFICE

with window to the front, radiator.

### FAMILY BATHROOM

Attractively fitted with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin set into wall mounted wash stand with storage, WC. Complementary tiled surrounds, heated towel rail, recessed ceiling lights, window to the rear.

### OUTSIDE

The property occupies an enviable position at the rear of this select cul de sac of just 7 homes in the heart of this much sought after village. Approached over driveway with parking for numerous cars. The Rear Garden is a particular feature of the property and is perfect for those who love to outdoor entertain with a large paved sun terrace with pergola and additional decked sun terrace. Good sized shaped lawn with well stocked flower, shrub and herbaceous beds with inset trees. To the side is a large garden store/workshop, greenhouse. Offering an excellent level of privacy, outside lighting and cold water tap. Exterior electrical points.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that mains water, drainage and electricity 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.



## 6 Offas Close, Treflach, Oswestry, SY10 9NG.

5 Bedroom House - Detached  
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Floor 0



Floor 2

Approximate total area<sup>®</sup>  
2166.25 ft<sup>2</sup>  
201.25 m<sup>2</sup>

Reduced headroom  
46.79 ft<sup>2</sup>  
4.35 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360



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## Get in touch

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## 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

### Energy Efficiency Rating

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

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