

36 Park Crescent Park Hall Oswestry SY11 4AR



3 Bedroom House - Detached
Offers In The Region Of £359,955

The features

- BEAUTIFULLY APPOINTED 3 BEDROOM DETACHED HOUSE
- FINISHED TO A HIGH STANDARD OF SPECIFICATION
- LOUNGE AND DINING/FAMILY ROOM WITH FEATURE DUAL ASPECT LOG BURNER
- PRINCIPAL BEDROOM WITH EN SUITE AND FAMILY BATHROOM
- VIEWING ESSENTIAL
- TUCKED AWAY IN THIS SOUGHT AFTER LOCATION
- HIGH ENERGY INSULATION AND IMMACULATEDLY PRESENTED
- IMPRESSIVE KITCHEN WITH RANGE OF APPLIANCES
- LARGE GARAGE AND PARKING. PRIVATE REAR GARDEN
- EPC GRADE B



*** BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED HOME ***

An excellent opportunity to purchase this immaculate, 3 bedroom detached home, recently constructed by reputable local developers, finished to a high standard of specification and enhanced by the current owners.

Offering light and spacious open style living, perfect for today's modern lifestyle, a growing family and those who love to entertain.

Occupying an enviable position in this much sought after location, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand at the nearby village of Whittington and busy market Town of Oswestry.

Reception Hall with Cloakroom, dual aspect Lounge and Dining Family Room with feature log burner, contemporary Kitchen with appliances, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking, good sized garage and private enclosed rear garden.

Viewing essential.

Property details

LOCATION

RECEPTION HALL

Part glazed composite door opens to Reception Hall with tiled flooring. Utility/Cloaks cupboard with space and plumbing for washing machine.

CLOAKROOM

with suite comprising WC and wash hand basin set into vanity unit with storage beneath, tiled flooring, radiator, window to the front.

LOUNGE

A lovely dual aspect room, oozing with light from windows to the front and rear each with fitted plantation style shutter blinds and sliding doors opening onto the rear garden and sun terrace. Feature central dual aspect chimney housing cast iron log burner with wooden lintel over and display shelving to the side with recessed lighting over, media point, oak flooring, radiators.

DINING/FAMILY ROOM

having window to the front fitted with plantation style shutter blinds, dual aspect chimney with log burner with wooden lintel over and media point. Useful under stairs storage cupboard, radiators and tiled flooring.

KITCHEN

Beautifully 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 Quartz work surface over, integrated dishwasher and fridge freezer each with matching fascia panels. Inset 4 ring hob with concealed extractor hood over and cutlery and pan drawers beneath and eye level oven and grill with storage above and below and adjacent pull out larder unit. Matching range of eye level wall units, recessed ceiling lights, two windows with fitted plantation style shutter blinds and continuation of tiled flooring.

FIRST FLOOR LANDING

Staircase with half turn and feature arched window overlooking the rear, leading to the First Floor with feature part vaulted ceiling and off which lead

PRINCIPAL BEDROOM

having window to the rear, built in double wardrobe, radiator.

EN SUITE SHOWER ROOM

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

BEDROOM 2

with window to the side, built in wardrobe and storage cupboard, radiator.

BEDROOM 3

with window to the front, built in wardrobe, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin set into vanity with storage beneath, WC. Complementary tiled surrounds, heated towel rail and velux roof light.

OUTSIDE

The property occupies an enviable position tucked away at the rear of this select development. Approached over gravelled driveway providing hardstanding for cars and leading to the Garage which is of a good size, up and over door, power and lighting and personal door to the garden.

The Rear Garden is a particular feature of the property offering a great level of privacy and is perfect for those who love to entertain or dine outdoors with a large paved sun terrace immediately adjacent to the house, lawned area and to the bottom of the garden is an additional paved terrace and purpose made entertainment bar. The Garden is enclosed with high wooden fencing.

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 mains electric, water and drainage are connected with gas fired central heating.

COUNCIL TAX BANDING

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



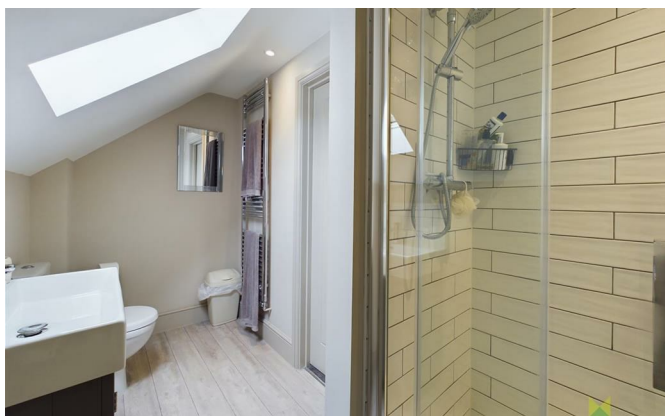
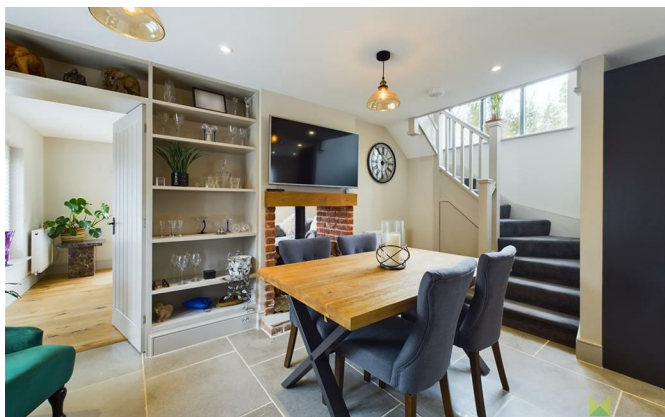


MONKS



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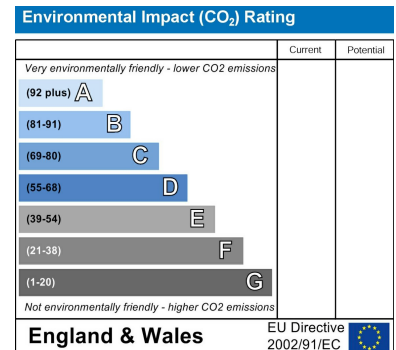
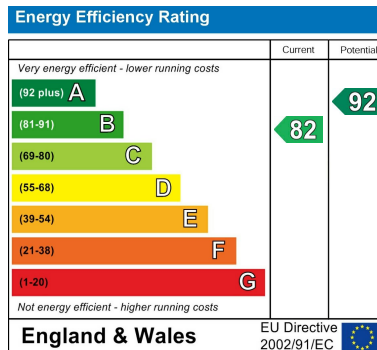
Oswestry office

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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