

25 Hampton Rise Oswestry SY11 1SU



4 Bedroom House - Detached
Offers In The Region Of £395,000

The features

- IMPRESSIVE DOUBLE FRONTED DETACHED FAMILY HOME
- KITCHEN/ BREAKFAST ROOM, UTILITY, CLOAKROOM
- DRIVEWAY WITH GARAGE AND PARKING
- VIEWING HIGHLY RECOMMENDED
- OPEN PLAN LOUNGE/ DINING ROOM AND SUN ROOM WITH BI-FOLD DOORS
- PRINCIPAL BEDROOM WITH RE-FITTED EN SUITE- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- GOOD SIZED GARDENS TO THE FRONT AND REAR
- COUNCIL TAX BAND D



***** WELL PRESENTED DOUBLE FRONTED DETACHED FAMILY HOME *****

An opportunity to purchase this attractively presented 4 bedroom detached home, perfect for a growing family.

Occupying a truly enviable position in this much sought after location, close to the Town Centre and amenities and a short drive for commuters to the A5/M54 motorway network.

The accommodation briefly comprises spacious Reception Hall, open plan Lounge/ Dining Room, Sun Room with Bi-fold doors leading to the garden, Kitchen/Breakfast Room, Principal Bedroom with en suite Shower Room, 3 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, and garage and enclosed rear garden.

Viewings highly recommended.

Property details

LOCATION

The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll, or short drive from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and there is a weekly market held on a Wednesday, Friday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

RECEPTION HALL

Covered entrance with door opening to Reception Hall with wooden flooring, radiator. Useful cloaks cupboard.

CLOAKROOM

refitted with suite comprising concealed WC and wash hand basin set into vanity with storage, heated towel rail, window to the front.

IMPRESSIVE OPEN PLAN LOUNGE/DINING ROOM

A great sized room with versatility of use with the Dining Area having a window overlooking the front, radiator. Opening to the Lounge having wooden fire surround fitted with gas fire, media point, two radiators. Double opening doors to

SUN ROOM

The perfect all year round room and for those who love to entertain, having two sets of bi-fold doors leading onto the gardens, ideal for dining alfresco, feature exposed brick walling, wooden floor covering, radiator.

KITCHEN

Fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space beneath for appliances, inset 4 ring hob with extractor hood over and adjoining eye level oven and grill with cupboards above and below. Tiled surrounds and range of eye level wall units with open fronted display shelving, windows to the side and rear, radiator. Ample space for breakfast table.

UTILITY ROOM

having single drainer sink set into base cupboard with work surface to the side and space for appliances. Wall mounted gas central heating boiler, door to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

PRINCIPAL BEDROOM

A generous sized room with window to the front, built in double wardrobe, radiator.

EN SUITE SHOWER ROOM

Attractively re-fitted with shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC set into concealed vanity with ample storage, heated towel rail, window to the side.

BEDROOM 2

Another good sized double room with window overlooking the front, built in double wardrobe, radiator.

BEDROOM 3

with window to the rear, radiator.

BEDROOM 4

with window to the rear, radiator.

FAMILY BATHROOM

fitted with suite comprising panelled bath with electric shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is set back from the road and approached over driveway with parking for several cars and leading to the Garage.

The front garden is laid mainly to lawn with inset specimen tree and shrub beds. Side pedestrian access leads around to the Rear Garden which has a good sized paved sun terrace immediately adjacent to the Sun Room, ideal for outdoor dining, and lawn with well stocked flower, shrub and herbaceous beds. Enclosed with 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 all main services are connected.

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](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

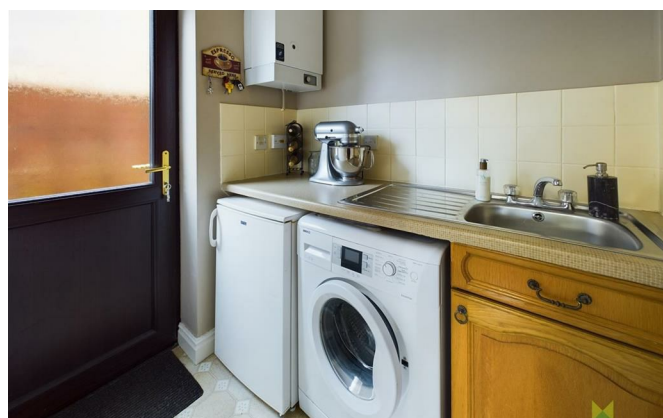
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

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4 Bedroom House - Detached
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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		
England & Wales	EU Directive 2002/91/EC	

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

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