

# 1 Parish View Old Mapsis Way Morda Oswestry SY10 9FL



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

## **The features**

- TRULY IMPRESSIVE 4 BEDROOM DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED AND FINISHED TO A HIGH STANDARD
- EXCELLENT BREAKFAST KITCHEN WITH APPLIANCES
- DRIVEWAY WITH AMPLE PARKING
- VIEWING ESSENTIAL.
- SPACIOUS AND VERSATILE LIVING
- LOUNGE, DINING/FAMILY ROOM, GARDEN ROOM
- 4 BEDROOMS AND 2 BATHROOMS
- FABULOUS GARDENS BORDERED BY OPEN FARMLAND WITH VIEWS
- EPC RATING 'B'



\*\*\* FABULOUS 4 BEDROOM DETACHED BUNGALOW - RURAL VIEWS \*\*\*

An exceptional detached bungalow, beautifully presented and offering spacious and versatile living and which truly must be viewed to be fully appreciated. Formerly a pair of semi detached properties the owners have modified the accommodation which is now perfect for those looking to downsize with space or multi generational living.

Occupying an enviable position in this much sought after village with amenities and ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining, Family Room, Garden Room, impressive Kitchen, Breakfast Room, 4 Bedrooms and 2 Bathrooms.

The property has the benefit of gas central heating, double glazing, driveway with ample parking and beautifully landscaped gardens which are bordered by open farmland with lovely rural views.

VIEWING ESSENTIAL.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular Market Town a short stroll from all of its amenities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. For commuters there is ease of access to the A5/M54 motorway network and the nearby railway station at Gobowen which has links to Shrewsbury, Chester and London.

### RECEPTION HALL

Composite entrance door to Reception Hall, radiator, tiled floor.

### LOUNGE

A lovely light room having double opening French doors with glazed side screens opening onto the gardens and from which there is a fabulous outlook over adjoining farmland to the hills beyond. Recessed ceiling lights, media point, radiator. French door to

### GARDEN ROOM

Another lovely light room having windows to the front and rear with lovely outlook over open fields and double opening French doors leading onto the garden, perfect for outdoor dining.

### KITCHEN/BREAKFAST ROOM

Beautifully fitted with range of cashmere fronted high gloss units incorporating one and half bowl grey granite sink with mixer taps set into base cupboard which matches the slate effect square edge work tops. Further range of base units comprising cupboards and drawers with work surfaces over and having integrated dish washer with matching fascia panel. Inset 4 ring hob with extractor hood over and eye level double oven and grill with storage below, eye level wall units and space for fridge/freezer. Central island with additional storage and over hang seating area and excellent range of four built in double storage cupboards running the length of one wall. Recessed ceiling lights, wall mounted contemporary radiator and two windows overlooking the rear with lovely open outlooks.

### DINING/FAMILY ROOM

A great multi purpose room with door to the side and double opening French doors with glazed side screens opening onto the gardens and from which there are lovely open aspect over adjoining fields across to the hills. Media point, radiator.

### BEDROOM 1

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

### BEDROOM 2

with window to the front, radiator.

### BATHROOM

A well appointed room with suite comprising fully tiled shower cubicle with direct mixer shower with drench head, panel bath, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, heated towel rail.

### INNER HALL

with full length window to the front, radiator.

### BEDROOM 3

window to the front, radiator.

### BEDROOM 4

window to the front, radiator.

### BATHROOM

A well appointed room with suite comprising fully tiled shower cubicle with direct mixer shower with drench head, panel bath, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property occupies an enviable cul de sac location approached over driveway with parking for numerous cars. The Gardens are a particular feature of the property and have been beautifully landscaped with several paved, gravelled or decked seating and dining areas each of which enjoy wonderful outlooks over open fields, back towards the Town and over to the hills. Lawned area and an abundance of flower, shrub and herbaceous beds, two covered seating areas perfect for entertainment with far reaching views.

### GENERAL INFORMATION



## 1 Parish View Old Mapsis Way, Morda, Oswestry, SY10 9FL.

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





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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		97
(81-91) B		82
(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 <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		
England & Wales		EU Directive 2002/91/EC

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