

Maranatha Croeswylan Lane Oswestry SY10 9PT



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

The features

- IMPRESSIVE DETACHED FAMILY HOME
- OCCUPYING A LOVELY POSITION IN THIS PRIVATE DRIVE
- LOUNGE, FAMILY ROOM, HOME OFFICE, KITCHEN/DINING ROOM
- DOUBLE GARAGE AND AMPLE PARKING
- VIEWING HIGHLY RECOMMENDED
- SPACIOUS AND VERSATILE ACCOMMODATION
- LOVELY ASPECT OVER THE GARDENS AND HILLS BEYOND
- 4 GENEROUS DOUBLE BEDROOMS AND 2 BATHROOMS
- SET IN GARDENS OF APPROXIMATELY 1/3 ACRE
- EPC RATING C



***** IMPRESSIVE DETACHED FAMILY HOME IN PRIVATE DRIVE LOCATION *****

An excellent opportunity to purchase this deceptively spacious and versatile home - perfect for today's modern lifestyle - work from home, a growing family, dependent relative or those who love to entertain.

Set within a wonderful plot with delightful gardens with views across to the Hills yet right on the edge of the Town in this much sought after location. A short and pleasant stroll from the amenities of the Town and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Cloakroom, Lounge, Family Room, Home Office, Kitchen/Dining Room, Utility/Boot Room, 4 double Bedrooms and 2 Bathrooms.

The property has the benefit of gas central heating, double glazing, solar panels, driveway with ample parking, double garage and delightful gardens of approximately 1/3 acre.

Viewing essential and offered for sale with no upward chain.

Property details

LOCATION

ENTRANCE

Wooden effect uPVC entrance door leads to a long Entrance area with window to the front, fitted coat hooks, radiator. From here there is access into the Family Room and

RECEPTION HALL

with radiator and stairs leading to the First Floor.

CLOAKROOM

with wash hand basin and WC. Complementary tiled surrounds, window to the front, radiator.

LOUNGE

An excellent sized room naturally well lit from sliding patio doors to the front and double opening French doors leading onto the gardens. Wooden panel chimney breast with living flame gas fire and range of fitted book, display and media shelving to either side. Large radiator.

FAMILY ROOM

A great multi purpose room with window to the front and double opening French doors to the garden. This room provides flexibility of living and opportunity for multi generational living.

HOME OFFICE/DINING ROOM

having window to the front and fitted with range of shelving, storage and desk area, radiator.

KITCHEN/DINING ROOM

Dining area with window overlooking the rear garden, radiator. Peninsular breakfast bar divide with seating area to the Kitchen which is comprehensively fitted with range of cream high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for dishwasher. Inset 4 ring hob with extractor hood over and shelving beneath, built in high level double oven and grill with cupboards above and below and integrated fridge/freezer. Range of eye level wall units, window overlooking the gardens.

UTILITY/BOOT ROOM

with single drainer sink set into base cupboard. Further range of cupboards and drawers and space for appliances, radiator, door to garden and personal door to Garage.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

having window overlooking the rear with lovely aspect over the gardens and across to the hills beyond. Excellent range of fitted wardrobes and storage, media point, radiator. French door leading onto Balcony - the perfect spot to enjoy a leisurely breakfast and enjoy the views.

BATHROOM

with suite comprising panelled bath, wash hand basin, bidet and WC. Complementary tiled surrounds, radiator. Window to the rear.

BEDROOM 2

Another double room with window overlooking the rear with views over the garden and hills beyond, Range of fitted shelving, built in storage cupboard, radiator. Door opening to

IMPRESSIVE STORAGE/HOBBIES ROOM

A great room with potential for conversion into an additional bedroom (subject to necessary consents), having been used as a Hobbies/Crafts Room and having power, lighting and radiator. Access hatch to the Family Room beneath.

BEDROOM 3

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

BEDROOM 4

A double room with window to the front, built in storage, radiator.

FAMILY BATHROOM

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

OUTSIDE

The property occupies an enviable position tucked away at the back of this private driveway. Approached over a large drive and leading to the hard standing area with parking for numerous vehicles and the DOUBLE GARAGE with up and over door, power and lighting window to the side and personal door to the Utility. Range of fitted shelving.

THE GARDENS

The Gardens are a particular feature of the property, to the front being laid to a good sized shaped lawn with shrub and herbaceous beds and screened with mature hedging. The Rear Garden is laid extensively to lawn with well stocked flower, shrub and herbaceous beds along with inset specimen trees. Large paved sun terrace and vegetable section. Enclosed with mature hedging.

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 services 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 'My Simple Mortgage' 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.

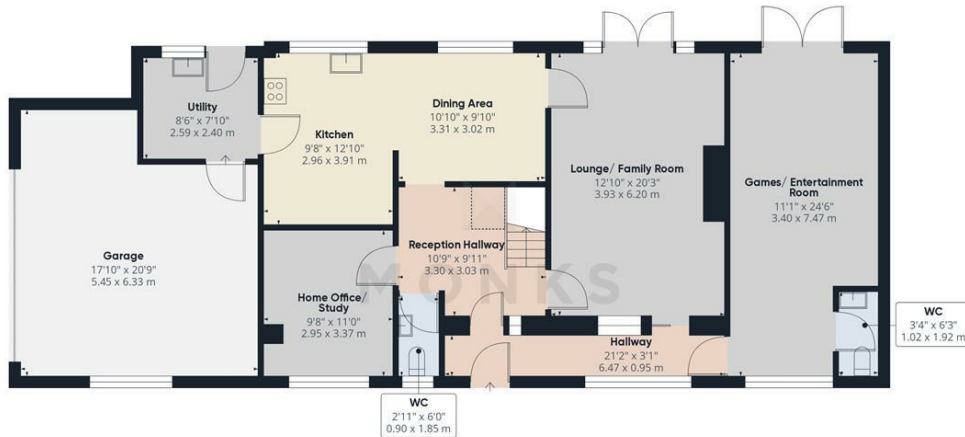
NEED TO CONTACT US

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.

Maranatha Croeswylan Lane, Oswestry, SY10 9PT.

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





Floor 0



Floor 1



Approximate total area^m

2308 ft²
214.42 m²

Reduced headroom

177.82 ft²
16.52 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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		87
(81-91) B		79
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC		

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