

# The Elms Oswestry St. Martins SY11 3DH



**4 Bedroom House - Detached**  
**Offers In The Region Of £495,000**

## The features

- STUNNING 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- UNDER FLOOR HEATING THROUGHOUT THE GROUND FLOOR
- GOOD SIZED LOUNGE WITH LOG BURNER
- 2 FURTHER DOUBLE BEDROOMS AND WELL APPOINTED BATHROOM
- VIEWING ESSENTIAL.
- BEAUTIFULLY PRESENTED WITH HIGH STANDARD OF SPECIFICATION
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL AND GUEST BEDROOMS WITH EN SUITES
- DRIVEWAY WITH PARKING AND GARAGE
- ENERGY PERFORMANCE RATING "



### **\*\*\* EXCEPTIONAL 4 DOUBLE BEDROOM DETACHED HOUSE \*\*\***

**An excellent opportunity to purchase this beautifully presented recently constructed home which was finished to a high standard of specification and offering deceptively spacious accommodation which truly must be viewed to be fully appreciated. Ideal for today's modern lifestyle of those who love to entertain, growing family or those looking to downsize with space.**

**Occupying an enviable position on the edge of this popular and self sufficient village with lovely countryside walks on the door step. St Martins has an excellent range of local amenities including primary school, supermarket, public house/restaurant and takeaways. For commuters there is ease of access to the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge with log burner, impressive open plan Living/Dining/Kitchen - the hub of the home. On the First Floor the Principal and Guest Bedrooms each have en suites and there are two further generous double Bedrooms and family Bathroom.**

**The property has the benefit of underfloor heating throughout the ground floor, driveway with ample parking, Garage and lovely South facing rear Garden.**

**Viewing essential.**

#### **Property details**

##### **LOCATION**

Occupying a convenient position on the edge of the sought after village of St Martins, this property enjoys a peaceful yet accessible setting just a short drive from the historic market town of Oswestry. Surrounded by rolling countryside and scenic walking routes, the location offers an ideal blend of rural charm and everyday practicality. A range of local amenities—including shops, schools, and a community centre—are close at hand, while excellent transport links provide easy connections to Shrewsbury, Wrexham, and beyond. Whether you're looking for a tranquil retreat or a well-connected, family-friendly neighbourhood, St Martins offers the best of both worlds.

##### **RECEPTION HALLWAY**

Covered entrance with composite door leading into the welcoming Reception Hallway- Staircase leading up to the First Floor Landing, LVT herringbone style flooring and underfloor heating. Doors leading off,

##### **FAMILY ROOM**

A well lit room with bay window to the front aspect, feature fireplace housing cast iron multi fuel burning stove with slate hearth and wooden mantel beam over. Herringbone style LVT flooring, underfloor heating.

##### **IMPRESSIVE OPEN PLAN LIVING/ DINING/ KITCHEN**

The perfect hub of the home running the full width of the house and naturally well lit with large bi folds an opening onto the sun terrace and further window overlooking the garden. The kitchen has been attractively fitted with a modern range of shaker style fronted units incorporating undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with solid work surface over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 5 ring induction hob with deep pan drawers beneath and eye level double oven and grill with cupboards above and below, matching upstand and eye level wall units. Peninsular breakfast bar divide with overhang seating. DINING AREA- With ample space for dining with friends and family, with feature lights over. LIVING AREA- With bi folding doors opening up and leading out to the garden. LVT herringbone patterned flooring throughout with underfloor heating.

##### **CLOAKROOM**

Comprising of WC and wash hand basin with complimentary tiles. Herringbone style LVT flooring.

## FIRST FLOOR LANDING

Stairs lead from the reception hallway to the First Floor Landing with access to the loft space. Door leading off,

## PRINCIPAL BEDROOM

A good sized double bedroom with window to the front aspect, large fitted wardrobes with sliding doors. Radiator and door leading into,

## EN-SUITE

With suite comprising of walk in shower cubicle with waterfall head over, concealed WC and vanity unit with wash hand basin. Tiled flooring and partially tiled walls, window to the front aspect. Heated towel rail.

## GUEST BEDROOM

Another generous double room with window to the rear aspect. Radiator and door leading into,

## EN-SUITE

With suite comprising of shower cubicle with waterfall head over, WC and vanity unit with wash hand basin beneath. Tiled flooring and partially tiled walls. Shaving point, heated towel rail

## BEDROOM 3

Another generous double room with window to the front aspect. Radiator.

## BEDROOM 4

Double bedroom with window to the rear aspect. Radiator.

## FAMILY BATHROOM

Beautifully fitted with suite comprising of freestanding bath, shower cubicle with power shower head over, WC and wash hand basin. Tiled flooring and partially tiled walls, large standing heated towel rail. Window to the rear aspect.

## GARAGE

With electric roller door to the front, personal door to the side, power and lighting. Range of base level units with work surface over, single drainer sink set into base level unit, space for washing machine and tumble dryer under work surface.

## OUTSIDE

To the front of the property there is a tarmac driveway providing ample off road parking for several vehicles, and leading to the front entrance. Enclosed with fencing to the one side and wrought iron fence to the front. Pedestrian access to the right leads into the Rear Garden. The Rear Garden has been beautifully landscaped providing the perfect space for those who love to dine alfresco and entertain with friends and family. Having a paved patio, area laid with lawn and bordered by flower borders planted with herbaceous shrubs and specimen trees.

Large wooden shed which has been insulated and has power and lighting, making this a versatile space. Enclosed with fencing, outside tap.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold..

### 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 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

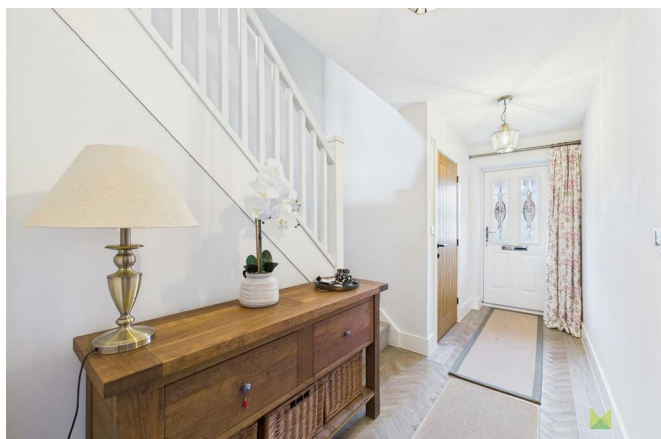
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

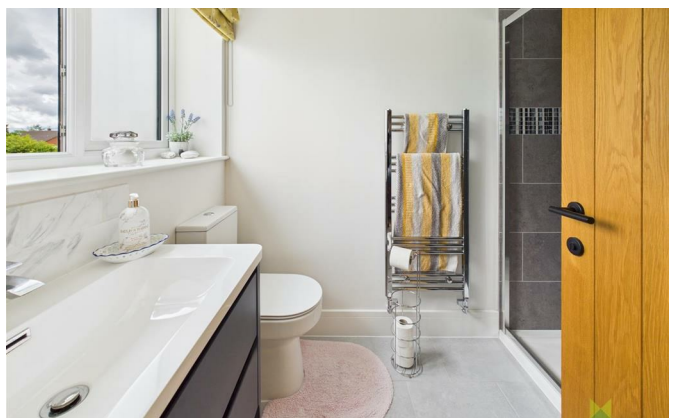
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

### 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.







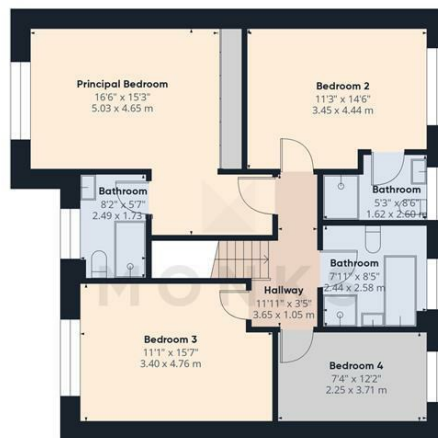


## The Elms , Oswestry, St. Martins, SY11 3DH.

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**Approximate total area<sup>m</sup>**  
 1822 ft<sup>2</sup>  
 169.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

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) <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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