

# Haulfre Whittington Road Gobowen Oswestry SY11 3ND



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £495,000**

## The features

- IMPRESSIVE EXTENDED ACCOMMODATION
- ENVIABLE LOCATION CLOSE TO AMENITIES
- THREE GENEROUS DOUBLE BEDROOMS
- DRIVEWAY WITH OFF ROAD PARKING AND GARAGE
- VIEWINGS ESSENTIAL
- BEAUTIFULLY PRESENTED THROUGHOUT
- DUAL ASPECT LOUNGE AND KITCHEN/ DINING ROOM
- WELL APPOINTED BATHROOM
- ENCLOSED FRONT AND REAR GARDEN SET IN CIRCA 1/4 ACRE
- ENERGY PERFORMANCE RATING "



### **\*\*\* BEAUTIFULLY PRESENTED EXTENDED BUNGALOW \*\*\***

**An excellent opportunity to purchase this superbly appointed home which has been greatly enhanced and extended to provide contemporary accommodation – ideal for those looking to downsize with space.**

**Occupying an enviable position in this popular village a short stroll from amenities and the railway station which has links to Shrewsbury, Chester and London.**

**The accommodation briefly comprises of Reception Hall, Dual Aspect Lounge, impressive open plan Living/Dining/Kitchen, Three Generous Double Bedrooms and Well Appointed Bathroom.**

**Having benefit of gas central heating, double glazing, driveway and garage with off road parking, enclosed front and rear garden an set within circa 1/4 of an acre.**

**Viewings essential**

#### **Property details**

##### **LOCATION**

Situated on the outskirts of the sought-after village of Gobowen, this property enjoys a prime location with exceptional connectivity and local amenities. Perfect for commuters, Gobowen Railway Station is just a short stroll away, offering direct links to Shrewsbury, Chester, and London. The nearby A5 and M54 motorway network provide ease of access to regional hubs, making travel effortless. The village itself is well-equipped with everyday essentials including a shop, reputable school, church, and welcoming public houses. Just a short drive away lies the vibrant Market Town of Oswestry, offering a broader selection of shops, dining, and leisure opportunities. This is countryside living with convenience at its heart.

##### **RECEPTION HALL**

Covered entrance with door leading into the Reception Hallway, a welcoming space with solid wood flooring, picture railing. Radiator and doors leading off,

##### **LOUNGE**

A well lit room with bay window to the side aspect, further window and French doors leading out to the Rear Garden. Solid wood flooring, feature fireplace housing gas flame effect fire. Picture railing. Radiator.

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

The perfect hub of the home - The kitchen has been attractively fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink with mixer tap. Integrated oven/ grill, inset four ring induction hob and extractor hood over. Integrated fridge/ freezer with matching facia panel. Further range of wall mounted units, window to the side aspect. Peninsular divide with work surface overhang providing dining seating. Sliding doors to the rear aspect. Door leading out to the Patio Area. Grey wooden effect flooring. Radiator.

##### **BEDROOM 1**

A good sized double bedroom with bay window to the front aspect. Radiator

##### **BEDROOM 2**

A good sized double bedroom with bay window to the front aspect. Radiator

##### **BEDROOM 3**

Double bedroom with window to the side aspect. Radiator.



## **BATHROOM**

Contemporary suite comprising of panelled bath with shower head over. WC and vanity unit with wash hand basin, Fully tiled walls and tiled flooring. Window to the rear aspect, LED spotlights and heated towel rail.

## **OUTSIDE**

To the front of the property there is stone pillars with access gates leading opening onto the gravel driveway providing ample off road parking for several vehicles and leading up to the garage. Area laid with lawn and bordered by flower borders planted with a range of established shrubs and specimen trees. Access to either side of the property leads to the Rear Garden which has a large paved patio area perfect for those who love to dine alfresco and entertain with friends and family. Extensive lawn bordered with established shrubs and specimen tree's. Enclosed with fencing and hedgerow.

## **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 - 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.



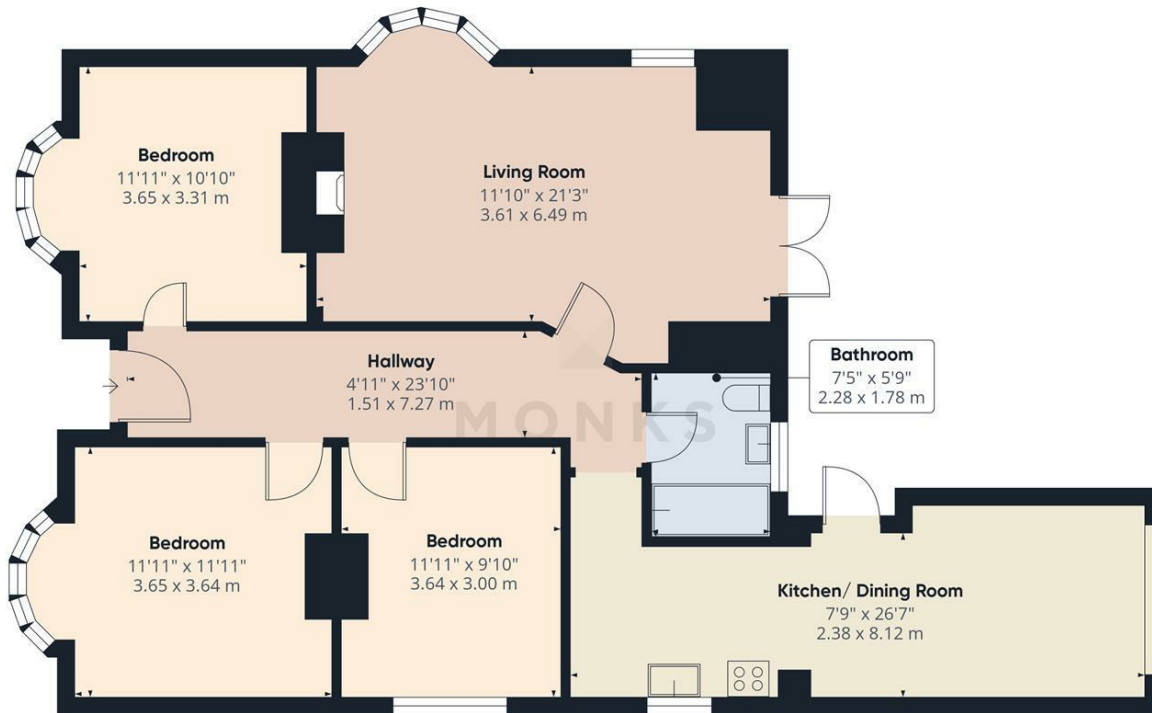




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**Approximate total area<sup>®</sup>**  
1053 ft<sup>2</sup>  
97.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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) <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>		
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(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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