



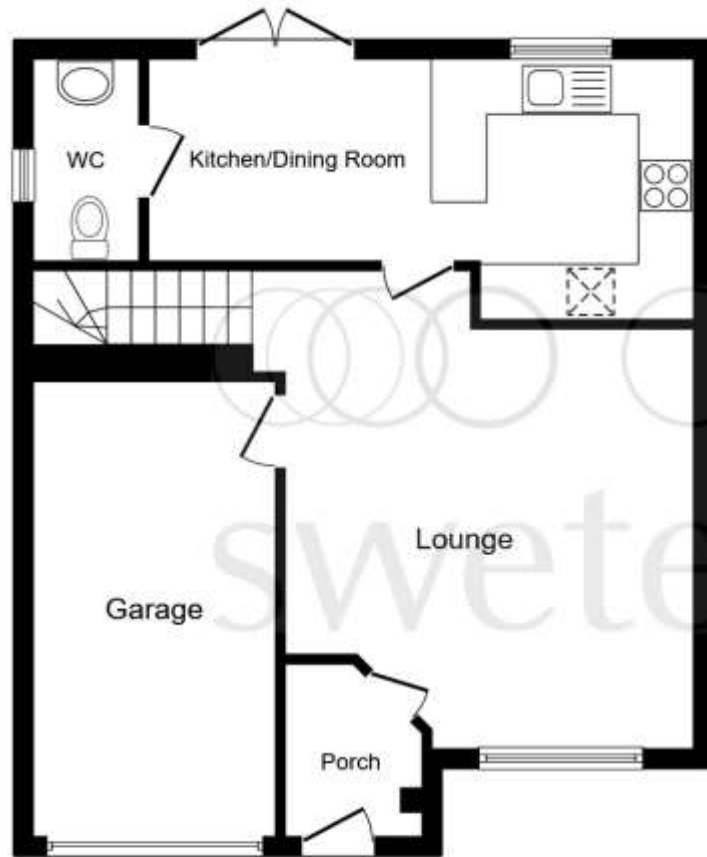
**Oak Tree Rise, Malpas SY14 7FA**

**welcome to**

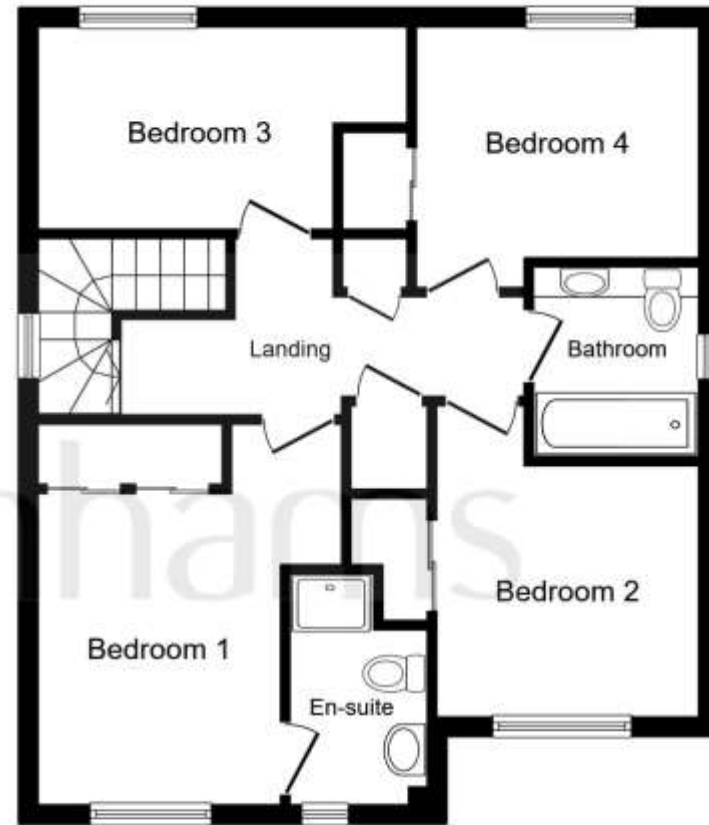
## **Oak Tree Rise, Malpas**

A beautiful 4 bedroom detached house in the village of Malpas benefitting from driveway parking, integral garage and an enclosed rear garden. Access to the national railway network is only 5 miles away in Whitchurch, with Chester, Shrewsbury, Telford, Wrexham and Crewe all within 16-22 miles.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## The Property Is Approached

over a tarmacadam driveway with slate border and shrubs.

## Entrance Porch

A front door with frosted panelled inserts leads into the Entrance Porch, with a door leading into the Lounge.

## Lounge

Irregular Shaped Room 14' 6" max x 14' 11" max ( 4.42m max x 4.55m)

An irregular shaped room with a window to the front elevation, radiator, carpet flooring, with carpeted stairs leading up to the first floor, and a door providing access to the integral garage.

## Kitchen

19' 5" x 7' 2" ( 5.92m x 2.18m )

Fitted with a range of wall, base and drawer units with complementary work surfaces, stainless steel 1.5 bowl sink and drainer with mixer tap, gas hob, extractor unit, integrated oven and microwave, space for a washing machine, complementary part-tiled walls, breakfast bar, tiled flooring, wall-mounted boiler, a window to the rear elevation, ceiling spotlights, two radiators, a door to the ground floor WC, and French doors leading out to the rear garden.

## WC

Ground floor low-level WC, wash basin with mixer tap and cupboard under, radiator, and a frosted window to the side elevation.

## First Floor Landing

Stairs leading up from the ground floor, loft access, cupboard housing the hot water tank, airing cupboard, a window to the side elevation, and doors leading to all bedrooms and the bathroom.

## Bedroom One

10' 1" x 8' 10" ( 3.07m x 2.69m )

An L-shaped room with a window to the front elevation, mirror-fronted fitted wardrobes, carpet flooring, and a radiator.

## En-Suite Shower Room

Comprising a shower cubicle with glass screen and fully tiled walls, WC, wash basin with mixer tap with cupboards under and to the side, inset wall-mounted mirror with spotlights above, chrome ladder-style towel rail/radiator, and a frosted window to the front elevation.

## Bedroom Two

9' 2" x 8' 10" ( 2.79m x 2.69m )

An L-shaped room with a window to the front elevation, a mirror-fronted fitted wardrobe, carpet flooring, and a radiator.

## Bedroom Three

10' x 8' 2" ( 3.05m x 2.49m )

An L-shaped room with a window to the rear elevation, fitted wardrobe, carpet flooring, and a radiator.

## Bedroom Four

Irregular Shaped Room 13' 2" max x 7' 2" max ( 4.01m max x 2.18m)

An L-shaped room with a window to the rear elevation, carpet flooring, and a radiator.

## Bathroom

Comprising bath with overhead shower, glass screen, and tiled walls, WC, wash basin with mixer tap with storage unit underneath, full height storage unit, inset wall-mounted mirror with spotlights above, radiator, a frosted window to the side elevation, and tiled flooring.

## Outside:

### Front

Tarmacadam driveway with parking for two cars, slate border and shrubs, with access to the garage, and side access to the rear garden.

### Rear

A private rear garden, enclosed by high fencing, mainly laid to artificial grass, with a large paved patio area, and shrubs and a small tree to the rear.

### Garage

9' 7" x 15' 8" ( 2.92m x 4.78m )

An integral garage with double doors to the front, and a side/rear access door leading to the Lounge.



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## Oak Tree Rise, Malpas

- A Beautiful 4 Bedroom Detached Home
- Highly Desirable Village Location
- Driveway Parking plus Integral Garage
- Enclosed Private Rear Garden
- Whitchurch Railway Station - 5 Miles

Tenure: Freehold  
EPC Rating: B  
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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