

# Town & Country

Estate & Letting Agents



**8 St. Mary's Close, Knockin, SY10 8GY**

**Offers In The Region Of £387,000**

TOWN AND COUNTRY OSWESTRY OFFER THIS IMMACULATE, MODERN DETACHED FAMILY HOME WITHIN THE SOUGHT AFTER VILLAGE OF KNOCKIN, LOCATED ON THE EDGE OF A CUL DE SAC WITH VIEWS OVER OPEN COUNTRYSIDE TO THE REAR. The property HAS A STUNNING ORANGERY TO THE REAR and benefits from LPG gas fired central heating with the accommodation including three reception rooms, kitchen, four bedrooms, an en suite and a family bathroom. To the front there is a double width driveway providing off road parking and leading to the integral garage. To the back there is a lawned enclosed garden with views over fields. There is also scope for further extension to the side subject to obtaining the necessary planning consents. Viewing is highly recommended to appreciate the location and condition of the property.

## DIRECTIONS

From our Willow Street office proceed out of town turning right onto Castle Street, then onto Beatrice Street, and onto Gobowen Road. Turn right at the junction and follow the road around back into town. Proceed along Salop Road until reaching the junction with Maesbury Road. Turn right and continue along until reaching the junction with the A483 bypass. Turn right then immediately left towards Maesbury. Proceed along and proceed through the villages of Maesbury and Maesbury Marsh and continue to the T junction. Turn left and follow the signs for Knockin. Proceed through the Village and turn left opposite the Bradford Arms into Church Lane, take the next left into St Marys Close. The property will be found at the end of the cul de sac in the right hand corner.

## ACCOMMODATION COMPRISES

### HALLWAY



Having tile effect flooring, telephone point, stairs to the first floor with a chrome and oak bannister, radiator and doors leading to the lounge, kitchen, dining room, cloakroom and the garage.

### CLOAKROOM

The cloakroom has a radiator, wall mounted wash hand basin with a mixer tap over, low level w.c. and tile effect flooring.

## DINING ROOM 11'3" x 8'5" (3.43m x 2.59m)



With a bay window to the front, coved ceiling and a radiator.

## KITCHEN 14'4" x 8'5" (4.37m x 2.59m)



With a window to the side and fitted with a good range of base and wall units with work surfaces over, electric oven, ceramic induction hob, extractor fan, tile effect vinyl flooring, radiator, single bowl sink and mixer tap, plumbing for a dishwasher, space for a fridge, spotlighting, plumbing for a washing machine, part tiled walls and an archway leading through to the orangery.

**LOUNGE 14'4" x 11'6" (4.37m x 3.51m)**



A good sized space for entertaining having a radiator, telephone point, tv point, covered ceiling, wall lights, bifold doors opening onto the orangery and a fireplace with a wooden surround and electric fire.

**ADDITIONAL PHOTO**



**ORANGERY 22'0" x 10'8" (6.71m x 3.26m)**



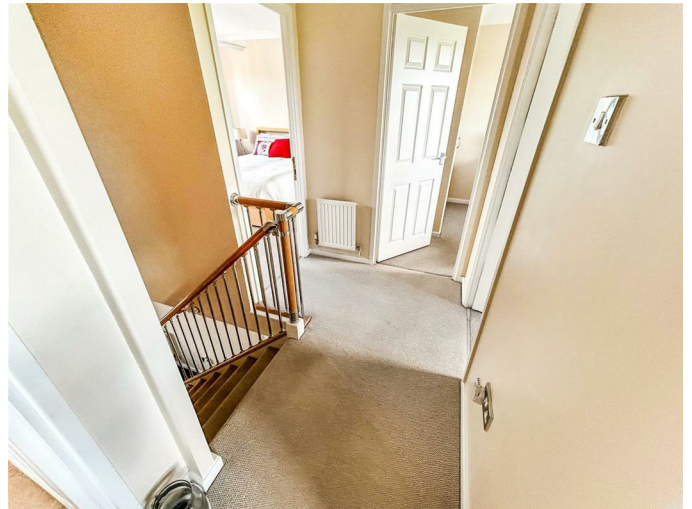
A fantastic, bright space ideal for those who entertain and wanting lots of space linking the house

to the garden and giving a real open plan feel. Having windows overlooking the rear garden, French doors leading out to the garden, Upvc frame and a stunning lantern roof letting in lots of natural light. There are two radiators, a covered ceiling, TV point and feature spotlighting. There are two ceiling fans and an extendable canopy over the French doors for those warm summer days.

**ADDITIONAL PHOTO**



**FIRST FLOOR LANDING**



With access to the loft, radiator and airing cupboard, covered ceiling and doors leading to all the first floor rooms.

**BEDROOM ONE 11'3" x 10'7" (3.45m x 3.25m)**



A good sized double bedroom being fitted with a range of wardrobes and drawers, two windows to the front, tv point, ceiling fan, radiator and coved ceiling. A door leads through to the en suite.

**ADDITIONAL PHOTO**



**EN SUITE 6'2" x 5'8" (1.88m x 1.73m)**



The recently remodelled en suite has a window to the front, modern suite comprising a double walk in

shower, w.c. and wash hand basin on a vanity unit with a mixer tap over, vinyl flooring, aqua panelled walls, Triton power shower, spotlighting, vanity mirror and a heated towel rail.

**BEDROOM TWO 12'9" x 8'0" (3.91m x 2.44m)**



Another double bedroom with a window to the rear with views, built in double wardrobe, coved ceiling, ceiling fan and a radiator.

**BEDROOM THREE 9'6" x 8'0" (2.92m x 2.46m)**



Having a window to the rear with views, built in cupboard - great for storage, radiator and a coved ceiling.

### **BEDROOM FOUR 9'6" x 6'11" (2.92m x 2.13m)**



With a window to the rear with views, radiator, built in cupboard and a coved ceiling.

### **FAMILY BATHROOM 8'5" x 5'4" (2.57m x 1.65m)**



The family bathroom has a three piece suite comprising a panelled bath, electric shower over the bath and a bifold screen, low level w.c. and wash hand basin, window to the side, fully tiled walls, extractor fan, vinyl flooring and a chrome heated towel rail.

### **INTEGRAL GARAGE 16'2" x 7'8" (4.93m x 2.34m)**

The integral garage has an up and over door, wall mounted boiler, a personal door to the side, power and lighting.

### **TO THE FRONT**



The gardens are a particular feature of the property and have a double width driveway providing off road parking for several cars with further gravelled area for additional parking.

### **GARDENS**



There are two side areas ideal for extension if desired, which are paved and leads to the rear with sheds and outside tap. The beautifully kept rear garden is of a good size with lawned gardens, shrubbed borders, patio, security lighting, three power points and views over fields and countryside with hedge and fence boundaries.

### ADDITIONAL PHOTO



### ADDITIONAL PHOTO



### VIEWS FROM REAR



### VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH  
TOWN AND COUNTRY ON 01691 679631

### OUR SERVICE

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk) - NO SALE - NO FEE  
VERY COMPETITIVE FEES FOR SELLING.

### TO MAKE AN OFFER

TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact the office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### SERVICES

The agents have not tested the appliances listed in the particulars.

### HOURS OF BUSINESS

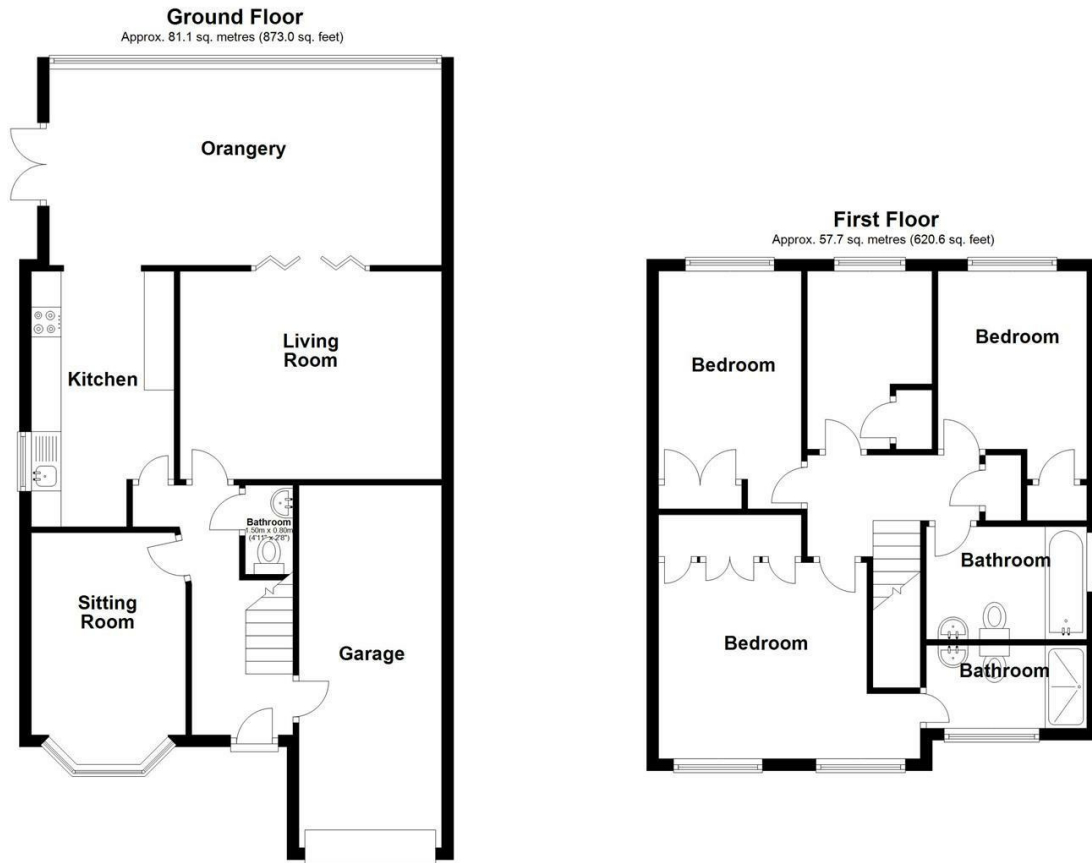
Monday - Friday - 9.00 - 5.30  
Saturday - 9.00 - 4.00

### TENURE/COUNCIL TAX

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

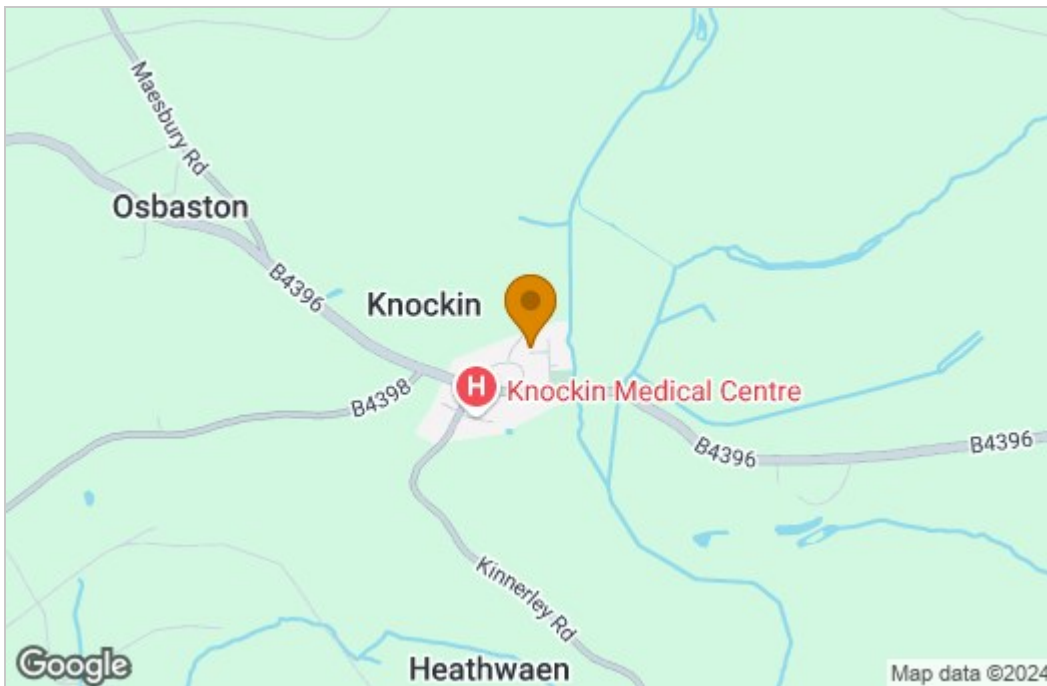
The Council tax is payable to Shropshire County Council and we believe the property to be in Band D.

## Floor Plan

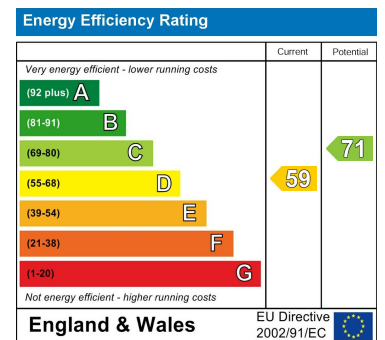


Total area: approx. 138.8 sq. metres (1493.6 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk