

# Town & Country

Estate & Letting Agents



**Borderlands , St Martins, SY11 3AP**

**Offers In The Region Of £395,000**

Town and Country Oswestry are pleased to offer this immaculate detached four bedroom bungalow to the market. Individually designed with unusual angles and a modern open plan living area this property is ideal for buyers who want lots of space in a private location. There is an enclosed paved garden to the rear and plenty of parking for multiple vehicles. The property, built within the last 5 years, is located in the popular village of St Martins, all local facilities are close at hand and include a Supermarket, Primary and Secondary School, Village Hall, Church, Public House, Petrol Stations and a bus route along with good connections to the main road network.



### Directions

From Oswestry proceed towards Wrexham on the A483. At the Gledrid roundabout take the fourth exit signposted for St Martins, continue on the B5070 towards St Martins. After entering the village turn right onto Church Lane opposite the petrol station. Take the second right along the private driveway which leads to the property.

### To The front of the Property



Arrive via the private road off Church Lane. The property has a generous gravelled parking area providing parking for several vehicles. Bordered with a lawned area to each side and bounded by fencing. A path leads to the front door and also provides side access to both sides of the property.

### Hallway

With a door to the front, the hallway has lovely American Light oak veneer doors off to the bathroom, utility room and bedroom one. With solid wooden flooring. A part glazed door leads through to the open plan living space.

### Kitchen/Dining Room/Lounge 32'9" x 34'5" approx (10.00 x 10.50m approx)



The heart of this home is this fantastic, light, bright open plan space with windows to the side with shutters, windows to the rear and single sliding patio door that open into the garden. The room separates well into three well defined areas with windows to the side. The kitchen area has a recently fitted kitchen with large central island unit with integral electric hob, plenty of storage and a wine cooler. Fitted with appliances including double eye level oven and built in dishwasher. The sink has a feature pull out rinser tap and there is a purpose built space for an American style fridge freezer. A door leads to a useful pantry area with shelving providing a great additional storage space. There is

space for a dining table and chairs and a generous lounge/snug area with a lovely modern fireplace with limestone surround and flame effect gas fire. and a TV point for mounting the TV to the wall.

### Utility

With plumbing and space for a washing machine and tumble dryer, tiled flooring and heating controls.

### Family Bathroom 9'2" x 6'10" (2.81 x 2.10m)



The spacious family bathroom has a panelled bath with central mixer taps, with shower cubicle, sink and toilet all in white. Fitted with non-slip floor tiling, heated towel rail, fully tiled walls and a window to the front.

### Bedroom One 10'7" x 12'7" (3.25 x 3.85m)



A double room with a window to the front with shutters fitted, underfloor heating and a door into the en-suite.

### En-Suite



The en suite has a low level toilet, sink on a vanity unit with mixer tap and shower cubicle with the same style tiles as the family bathroom, Towel rail and non-slip tiling.

### Bedroom Two 9'4" x 11'1" (2.85 x 3.39m)



A generous double room with a window to the side with shutters fitted and underfloor heating. Access to the roof space via a loft hatch.

### Bedroom Three 10'8" x 10'5" (3.26 x 3.19m )



A third double room with a window to the side with shutters fitted and underfloor heating. Access to the roof space via a loft hatch.

### Inner Hallway

Accessed off the open plan living space, the inner hall has a door that leads to bedroom four, currently used as a study.

### Bedroom Four/Study 7'5" x 15'8" (2.28 x 4.79m)

A further double room, currently used as a study/occasional bedroom, this room has a window to the front with shutters, and a radiator. A door to an airing cupboard which houses the Worcester central heating boiler.

### Gardens



The fully enclosed private rear garden is all laid to patio using Indian stone for ease of Maintenance and accessibility. With borders planted with shrubs and seasonal plants for a pop of color. The Indian stone continues around both sides of the property providing full access around the property. There are two sheds, the largest measuring 12ft x 10ft and with power and lighting providing plenty of storage from garden tools, bikes and furniture.

### Information about the Property



The kitchen, dining, lounge area has zoned dichroic LED lights over the ceiling. Worcester gas combi boiler minimum 89% efficient on the PCDB database running high specification, latest form of Polypipe underfloor central heating system, with wifi for controlling thermostats to 8 different zones.



### **Main Construction of the Property**

Sitting on 600mm wide x 1m deep GEN 1 concrete foundations

200mm Jablite floor insulation.

125mm GEN3 concrete floor slab with 65mm screed floor to take laminate finish.

Structural walls 2 skins x 100mm Thermalite turbo blocks filled with 32mm dritherm insulation.

All windows double glazed and patio doors to 1.4 U value.

Roof construction of Fink Truss type manufactured by Howarth Timber with Isover Spacesaver 44 loft insulation, total thickness 400mm.

Expected EPC Rating B72 approximately.

Building external finish will be rendered with painted a light yellow finish.

### **Tenure/Council Tax**

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

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market

knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

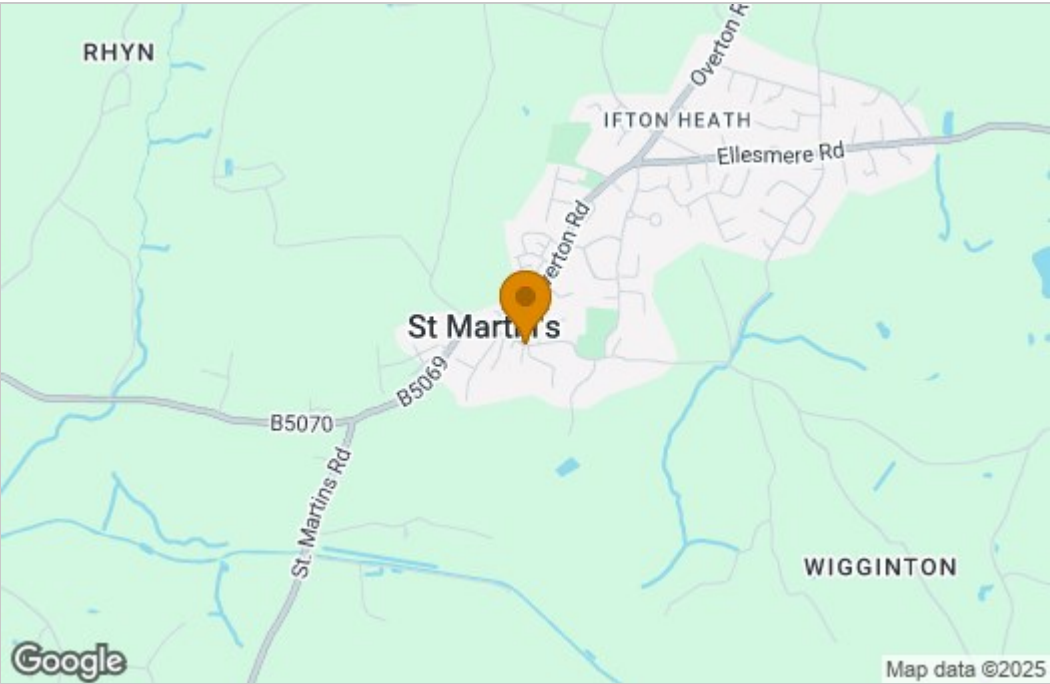
### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

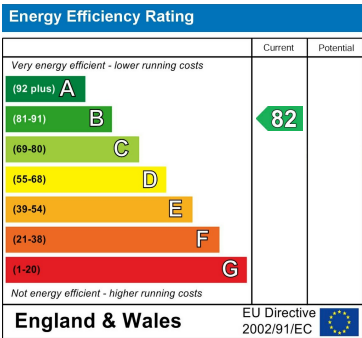
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Floor Plan

Area Map



Energy Efficiency Graph



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