



Toad Hall, Dovaston, Nr Kinnerley, Oswestry, Shropshire, SY10 8DP

Offers in the Region Of £575,000

Welcome to Toad Hall, a stunning 4 bedroom detached family home located in the charming village of Dovaston. Toad Hall benefits from a large, well-maintained garden with both patio and lawn areas, perfect for outdoor entertaining and relaxation. The property also benefits from a double garage and driveway parking for several cars. Located in the heart of Dovaston, this property offers a peaceful and tranquil lifestyle while still being within easy reach of local amenities. The surrounding countryside offers stunning views and plenty of outdoor activities, including walking and cycling. Overall, Toad Hall is an exceptional family home that offers spacious, modern living in a picturesque location.

Book your viewing today to fully appreciate all that this property has to offer.



Toad Hall, Dovaston, Nr Kinnerley, Oswestry, Shropshire, SY10 8DP Ref: 4454

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

uPVC double glazed entrance door with side panel.

Entrance Porch 3' 7" x 7' 6" (1.09m x 2.28m)

Quarry tile flooring, glazed wooden entrance door.

Spacious Entrance Hall 11' 7" x 14' 3" (3.53m x 4.34m)

A lovely, welcoming, open space with 2 double radiators, under stairs storage cupboard housing alarm system (included in the sale), staircase leads to First Floor Gallery Landing.

Study 11' 8" x 10' 11" (3.55m x 3.32m)

Double radiator, wooden double glazed window to the front.

Cloakroom/WC 7' 4" x 3' 2" (2.23m x 0.96m)

Recently refitted with wood effect vinyl flooring, radiator, vanity unit with wash basin, WC, extractor fan.

Kitchen/Breakfast Room 16' 4" x 16' 8" (4.97m x 5.08m)

Tiled flooring, double radiator, uPVC double glazed window and French doors leading to private rear garden. Fitted with a good range of wood fronted base and eye level units with laminate work tops, inset 1 1/2 bowl sink unit, tiled splash to work areas. Integrated double oven, 4 ring induction hob, dishwasher, fridge and freezer.

Utility Room 11' 8" x 5' 10" (3.55m x 1.78m)

Tiled flooring, single bowl sink unit, laminate work top with cupboard below, plumbing for washing machine, double glazed window to the rear and double glazed door to the side and door to Double Garage.

Dining Room 11' 6" x 12' 0" (3.50m x 3.65m)

Double radiator, double doors to Living Room, recently fitted double glazed uPVC premifold doors leading to patio.

Living Room 25' 7" x 12' 0" (7.79m x 3.65m)

2 double radiators, uPVC double glazed French doors lead to rear garden patio, double glazed wooden window to the front, fireplace with open grate.

First Floor Gallery Landing 17' 5" x 10' 8" (5.30m x 3.25m)

Access to loft space via loft ladder, cupboard housing hot water cylinder, radiator, wooden double glazed window to the front.

Master Bedroom 12' 8" x 12' 0" (3.86m x 3.65m)

Radiator, uPVC double glazed window to the rear overlooking garden, 2 good size double wardrobes with storage above.

En-suite 7' 9" x 7' 3" (2.36m x 2.21m)

Wood effect vinyl flooring, fitted with 4 piece white suite including large corner shower with mixer shower, WC, wash basin, bidet, uPVC double glazed window to the rear, towel radiator.

Bedroom 2 11' 8" x 10' 11" (3.55m x 3.32m)

Double glazed wooden window to the front, double radiator, built in double wardrobe.

Bedroom 3 10' 4" x 12' 0" (3.15m x 3.65m)

Radiator, wooden double glazed window to the front, built in double wardrobe with storage above.

Bedroom 4 10' 5" x 10' 10" (3.17m x 3.30m)

Radiator, uPVC double glazed window to the rear overlooking garden, built in double wardrobe with storage above.

Main Bathroom 9' 11" x 7' 4" (3.02m x 2.23m)

Wood effect vinyl flooring, fitted with 4 piece suite including bath, wash basin, WC, corner shower with mixer shower, uPVC double glazed window to the side, light up mirror, radiator.

Double Garage 18' 7" x 16' 0" (5.66m x 4.87m)

Large garage with electric door, double glazed window to the side. access to useful loft space.

Rear Garden

The attractive, private, rear garden is approached onto an Indian stone patio extending around the side providing access back to the front of the property. There is a good size lawn beyond the patio with shrubs dotted around gravel bed to the side and the garden is enclosed by timber fencing with concrete posts. Garden shed.

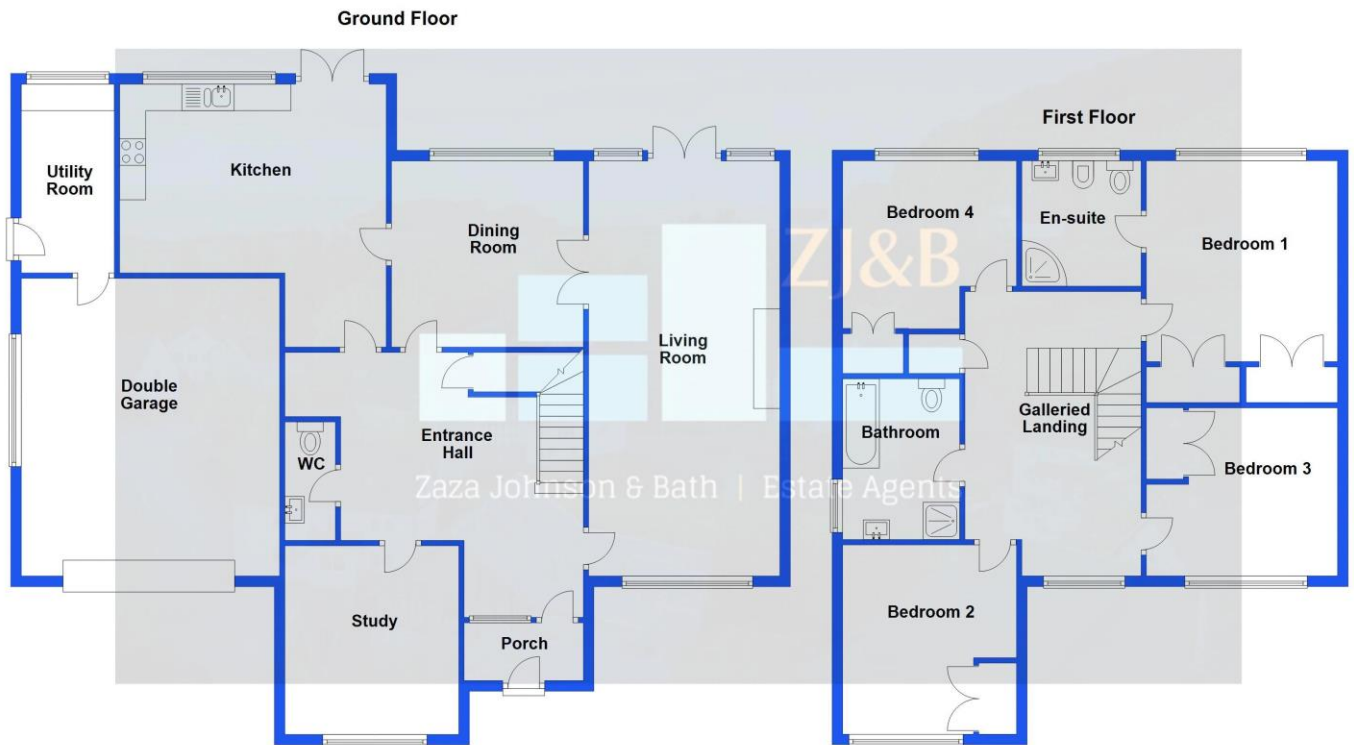
Front Garden

The property is approached via gated entrance onto a sweeping driveway providing ample parking and turning space and access to Garage. Lawns to either side of the driveway with trees inset, timber fencing to right side boundary and hedging to the left.

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

Toad Hall Doveston Kinnerley GJWEESTRY SY10 2DP	Energy rating <div style="font-size: 2em; font-weight: bold; margin: 5px 0;">E</div>	Valid until: 3 October 2032 Certificate number: 0643-0970-4200-5922-1200
---	---	---

Property type
Detached house

Total floor area
156 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standards-guidance>

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage