

BOWEN

PROPERTY SINCE 1862



Asking Price £565,000

🏠 4 Bedrooms 🚿 3 Bathrooms

6 Frankton Fields, Welsh Frankton,
Oswestry, SY11 4QN

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General Remarks:

Bowen are favoured with instructions to offer 6 Frankton Fields for sale by private treaty. 6 Frankton Fields is a very well designed and surprisingly spacious 4 bedroom detached house with double garage, ample parking and enclosed gardens set on a corner plot standing in 0.23 of an acre (0.09 ha) or thereabouts. The property is situated on the edge of an exclusive development in the hamlet of Welsh Frankton with enviable views to the rear and is a short distance from the popular market town of Ellesmere.

The internal accommodation has been finished to a high standard with oak doors throughout and briefly comprises entrance hall, cloakroom, lounge, sitting/family room, kitchen/diner, utility, four Bedrooms (two with en-suite) and a Family Bathroom. The property has double glazing through, Air Source heating system with underfloor heating to the ground floor and thermostat controls in each room.

Location: The property is situated on the fringes of the popular hamlet of Welsh Frankton between the market towns of Oswestry and Ellesmere which both benefit from an excellent range of shops, amenities and schools. The village is also well located for access to the village of Whittington alongside the larger towns of Shrewsbury, Whitchurch, Wrexham and the city of Chester. The village has an excellent bus service whilst the nearby train station at Gobowen provides services to Birmingham and Manchester.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

Entrance Porch with oak frame and tile roof: exterior wall lights.

Partly Glazed Entrance Door:

Spacious Entrance Hallway: 16' 8" x 6' 6" (5.09m x 1.98m max) Central heating programmer and under stairs storage cupboard.

Cloakroom: Tile floor. Pedestal wash hand basin with tile splash back, low level flush wc, spotlights to ceiling and extractor fan.

Lounge: 24' 3" x 15' 2" (7.39m x 4.63m) Dual aspect windows with french doors opening onto the rear garden. Multi fuel stove set on a raised tile hearth with oak lintel, dimmer switch.

Inner Hall: spotlights to ceiling.

Utility Room: 7' 8" x 7' 0" (2.33m x 2.14m) Tile floor and spotlights to ceiling. Fitted wall cupboards and base units with quartz worktop surface and upstands, spaces for washing machine and tumble dryer. 1.5 sink and drainer with mixer tap. Cloak rack. Partly glazed door leading to outside.

Kitchen/Dining Room: 20' 8" x 12' 3" (6.29m x 3.74m max) Dual aspect windows. Tile floor & spotlights to ceiling. A notable well designed fitted kitchen offering a modern contemporary feel with quartz worktop surface and upstands. The kitchen offers a bank of floor to ceiling cupboards incorporating refrigerator/freezer, two built-in 'Neff' ovens with 'hide and side' doors, 5 ring induction hob with quartz splash back and extractor hood above. 1.5 bowl and drainer.

Sitting/Family Room: 16' 8" x 10' 10" (5.09m x 3.29m) Dual aspect windows, Multi fuel stove set on a raised tile hearth with oak lintel.

Oak Spindle staircase to First Floor & Landing Area: Feature picture window, three further windows and two radiators. Access to roof space. Cupboard housing 'monowave' heat pump cylinder.

Bedroom One: 12' 4" x 11' 4" (3.77m x 3.45m) Radiator.

En-suite Shower Room: Tile floor. Fully tiled walk-in shower cubicle with dual head shower which is mains fed. Low level flush wc, vanity sink unit with wall mounted mirror door cabinet above, heated towel rail, spotlights to ceiling and extractor fan. Partly tiled walls.

Bedroom Two: 15' 0" x 12' 3" (4.58m x 3.74m max) Radiator.

En-suite Shower Room: 7' 1" x 5' 10" (2.17m x 1.77m max) Tile floor. Fully tiled walk-in double shower cubicle with dual head shower which is mains fed. Low level flush wc, vanity sink unit with wall mounted mirror door cabinet above, heated towel rail, spotlights to ceiling and extractor fan. Partly tiled walls.

Bedroom Three: 15' 2" x 12' 8" (4.63m x 3.85m) Radiator. This room is presently used as an office.

Bedroom Four: 15' 2" x 11' 3" (4.63m x 3.44m) Radiator.

Family Bathroom: 7' 1" x 7' 1" (2.17m x 2.16m) Tiled floor, low level flush wc, spotlights to ceiling, sink with vanity unit below and wall mounted mirror door cabinet above, panel bath with dual head shower over run from mains. Heated towel rail and partly tiled walls. Extractor fan.

Outside: The property occupies a good size enclosed corner plot with a detached double garage. A notable feature is the enviable views over the surrounding countryside. Approached over a brick block paved drive providing parking and turning space. Exterior lighting. Side gates allow access to the side and rear of the property. The property is surrounded by attractive landscaped gardens mainly laid to lawn with an array of well-established shrubs, raised flower beds and plants. Flowering borders and beds. The garden is varied with patio area, a pond, pergola and various seating areas within the garden. Covered electric sockets and exterior taps. Timber store shed.





Detached Double Garage: Electric and manual operated doors, concrete base, light and power laid on. Stairs to first floor providing good storage space. Side personnel door. 'Zoki' home sauna.

EPC Rating 78|C Council Tax Band 'F':

Tenure: We understand the property is freehold with vacant possession upon completion.

Directions: From Ellesmere, proceed on the A495 signposted Oswestry and on reaching the hamlet of Welsh Frankton, Frankton Fields is situated on your right-hand side, just before reaching St Andrews Church. On entering the development no:6 can be identified on the right handside.

Services: We understand mains water, electricity are connected. Drainage is to a private system serving the whole development.

Annual management charge for the development run by the residents



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Ground Floor

Approx. 96.3 sq. metres (1036.4 sq. feet)



First Floor

Approx. 97.2 sq. metres (1045.7 sq. feet)



Total area: approx. 193.4 sq. metres (2082.2 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.
Plan produced using PlanUp.

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