



FOR SALE

Offers in the region of £390,000

4 Hampton Fields, Oswestry, Shropshire, SY11
1TJ

An impeccably presented, detached, three bedroom bungalow, situated in an elevated position with views over the town of Oswestry and boasting a detached double garage meticulously maintained living accommodation and excellent gardens to both the front and rear within a popular residential location on the edge of Oswestry.





- Immaculate, 3 Bed, Detached Bungalow
- Open Plan Kitchen/Dining/Snug
- En-Suite & Family Bathroom
- Beautiful Landscaped Gardens
- Walking Distance of Town Centre
- Situated on Local Transport Links

DESCRIPTION

Halls are delighted with instructions to offer 4 Hampton Fields in Oswestry for sale by private treaty.

4 Hampton Fields is an impeccably presented detached three bedroom bungalow situated in an elevated position with views over the town of Oswestry and boasting a detached double garage meticulously maintained living accommodation and excellent gardens to both the front and rear within a popular residential location on the edge of Oswestry.

Internally, the property has been much improved and extended by the current vendors to now provide a wealth of impeccably maintained living accommodation situated over one floor, which at present comprises an Entrance Hall, Inner Hall, Living Room, open plan Kitchen/Dining/Snug, three Bedrooms (the Master boasting an En Suite) and a family Shower Room.

The property occupies a particularly pleasing elevated position and is situated within generous gardens which extends to the front and rear with the former of these offering manicured lawns with inset and well stocked beds, with to the rear of the property further lawns, an attractive paved patio area with pergola, garden pond and timber garden storage shed. The property is further complimented by ample driveway parking for a number of vehicles and a detached double garage.

The sale of 4 Hampton Fields does, therefore, provide the rare opportunity for purchasers to acquire a well presented much improved and extended detached three bedroom bungalow with the benefit of double garage, excellent gardens and ample parking in this sought after residential area.

THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a wooden front door with glazed panels, flanked to one side with opaque glazed panelling in to a:

ENTRANCE HALL

Tiled flooring and a partly glazed door leading in to the:

INNER HALL

Wood effect laminate flooring, doors leading in to a selection of useful storage cupboards, one of which contains slatted shelving, one of which storing cleaning materials and the other acting as a cloakroom with a further door leading in to a:

LIVING ROOM

Fitted carpet as laid, UPVC double glazed bay style window on to front elevation and electric living flame effect fire, set on to marble effect hearth with stone effect surround.

OPEN PLAN KITCHEN/DINING/SNUG

Wood effect laminate flooring, UPVC double glazed window on to rear elevation and fully glazed UPVC double glazed patio doors flanked to either side by further glazing leading out to the well manicured gardens beyond and with a fully fitted kitchen comprising a selection of base and wall units, with wood block work surfaces over, inset 1.5 sink with draining area to one side, (H&C) mixer tap above and a further filtered drinking water tap to one side, four ring Hotpoint gas hob, extractor hood over, and eye level Smeg oven/grill, further integrated appliances to include, an undercounter fridge and a recessed dishwasher, with tiled splashbacks and with one portion of the room given over to a dining/seating area with a walkway leading through the accommodation to a delightful snug area with views over the garden and a further door leading in to the:



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



UTILITY ROOM

Tiled flooring, UPVC double glazed window to side elevation, fully glazed patio door leading out to the rear, wood effect work tops sitting over planned space for appliances and cupboards with an inset stainless steel sink with (H&C) mixer tap above and further wall mounted cupboards.

MASTER BEDROOM

Fitted carpet as laid, fully glazed UPVC patio doors leading out to rear, with a number of fitted wardrobes providing hanging and clothing space with a further door leading in to the:

EN SUITE SHOWER ROOM

Tiled flooring, partially tiled walls, a bathroom suite comprising a walk in 1.5 man shower cubicle with mains fed shower and fully tiled surround, hand basin set into vanity unit with storage drawers below and (H&C) mixer tap above, low flush WC, recessed shelving space and heated towel rail.

BEDROOM TWO

Fitted carpet as laid, UPVC double glazed window on to front elevation, this offering lovely views over the town beyond and with fitted wardrobes again offering storage and clothing space.

BEDROOM THREE/STUDY

Wood effect laminate flooring, UPVC double glazed window on to front elevation.

OUTSIDE

The property is approached over a double width tarmac driveway, flanked to either side by areas of lawn, interspersed with attractive shrubbery and herbaceous beds, this leading on to a:

DOUBLE GARAGE

Electrically operated front access door, concrete floors, pedestrian side access door flanked to one side by glazing and with power and light laid on and with storage space in the rafters.

GARDENS

To the front of the property are manicured lawns interspersed with well stocked floral and herbaceous beds, with a tarmac walkway leading from the parking area to the front door.

To the rear of the property are meticulously maintained gardens which are a most notable feature of the property these at present providing an area of shaped lawn, bordered by well stocked floral beds, alongside a paved patio area, with timber pergola which is an ideal space for outdoor dining and entertaining, the gardens also provide a gravelled area containing an attractive garden pond, alongside a further gravelled area with timber garden storage shed.

GENERAL REMARKS

SERVICES

Mains water, gas, electricity and drainage are connected.

TENURE

Freehold. Purchasers must confirm this with their solicitor.

COUNCIL TAX BAND

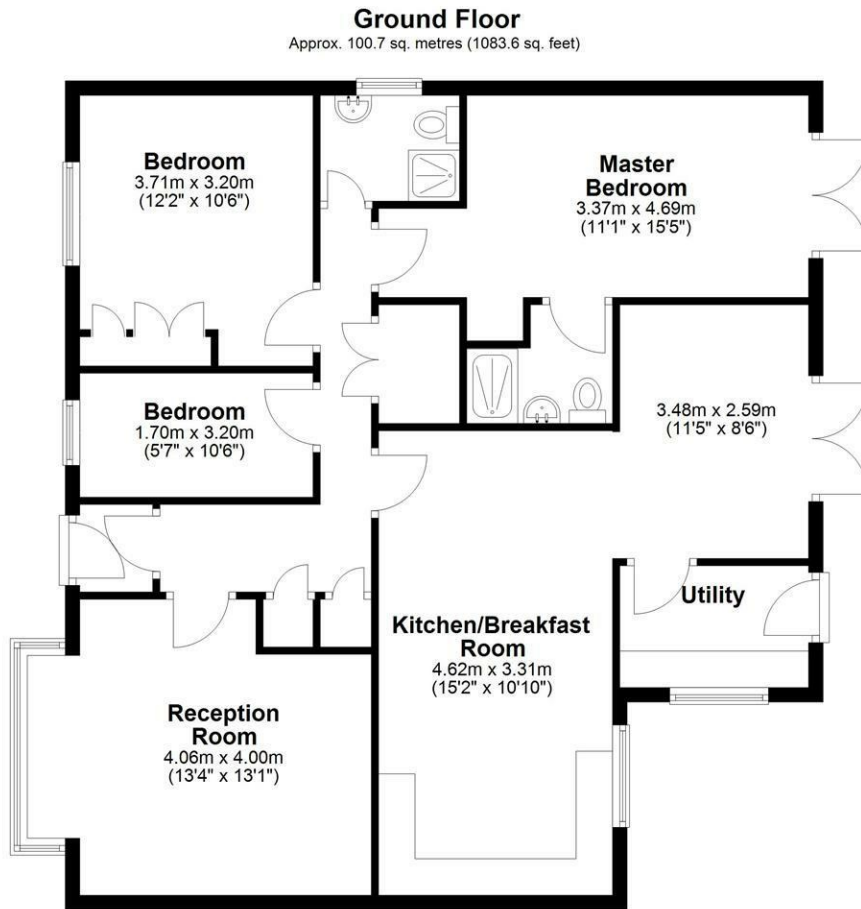
The property is currently in Council Tax Band D - Shropshire Council.

VIEWING ARRANGEMENTS

Strictly by appointment through the Agents, Halls, 20 Church Street, Oswestry - 01691 670320.

BATHROOM

4 Hampton Fields, Oswestry, Shropshire, SY11 1TJ



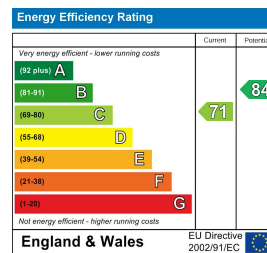
Total area: approx. 100.7 sq. metres (1083.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.