Lyndale Fir Tree Lane
Wem
SY4 5EU

MONKS

2 Bedroom Bungalow - Detached
Offers In The Region Of £435,000

The features

- SET IN THE MOST DELIGHTFUL WELL STOCKED GARDENS
- TWO BEDROOM DETACHED BUNGALOW AND ONE BEDROOM LODGE
- KITCHEN, UTILITY AND CLOAKROOM. TWO DOUBLE BEDROOMS AND BATHROOM
- GARAGE AND AMPLE PARKING
- VIEWING ESSENTIAL
- ENVIABLE LOCATION ON THE EDGE OF TOWN CLOSE TO AMENITIES
- HALL, LOUNGE WITH SNUG AREA, DINING ROOM
- ONE BEDROOM LODGE WITH LIVING/DINING/KITCHEN, SHOWER ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EPC RATNG C

***** IMPRESSIVE BUNGALOW WITH VERSATILLE ONE BEDROOM LODGE IN FABULOUS GARDENS *****

An excellent opportunity to purchase this immaculately presented, much improved detached bungalow with a one bedroom lodge, perfect for today's modern lifestyle - those who love to entertain, work from home, dependent relative or air B&B.

Occupying an enviable position on the edge of the popular market Town with excellent amenities on hand and a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge with Snug area, Dining Room, Kitchen, Utility, Cloakroom, 2 double Bedrooms and Bathroom. The Lodge features an open plan Living/Dining/Kitchen, double Bedroom and Shower Room.

The property has the benefit of gas central heating double glazing, driveway with ample parking, garage and the most delightful, well stocked wrap around gardens.

Viewing essential.

Property details

LOCATION
The property occupies an convenient position in a popular North Shropshire market town. Wem boasts excellent facilities including primary and secondary schools, supermarket, post office, town hall, doctors surgery along with a Railway Station with links Crewe and London and to the nearby county town of Shrewsbury.

RECEPTION HALL
Covered entrance with door opening to inviting Reception Hall with radiator. Airing Cupboard and access to roof space.

LOUNGE
A lovely light room which currently provides two seating areas, one of which has a lovely bow window providing outlooks over the garden and feature log burner with compact oven and provides a great reading space. Lounge area with double opening French doors from which there is a lovely aspect of the well stocked garden to the fore. Media point, radiators. Opening to

DINING ROOM
with window overlooking the rear garden, radiator.

KITCHEN
Attractively fitted with range of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having space for dishwasher, inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching range of eye level wall units. Recess for American style fridge freezer with shelving over, column style radiator, window overlooking the garden.

UTILITY ROOM
with range of high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard with work surface extending to the side with space beneath for washing machine, further cupboards with worksurface with breakfast bar over hang. Wall mounted units, gas central heating boiler, window and door to garden.

CLOAKROOM
with space saver WC and wash hand basin, window to the side.

BEDROOM 1
A lovely double room with feature bow window to the front with fitted window seat from which there is a lovely aspect over the garden, range of fitted bedroom furniture, radiator.

BEDROOM 2
Another double room with window to the side, range of fitted storage cupboards, radiator.

BATHROOM
With suite comprising panelled bath with shower unit over, wash hand basin and WC. Heated towel/radiator, window to the rear.

SELF CONTAINED LODGE
Offering great versatility of use, perfect for those who love to entertain, work from home, Air B&B or occasional guest accommodation, this detached Lodge is beautifully fitted out and has been well insulated and comprises

LIVING/DINING/KITCHEN
with windows to the front and side with lovely aspect over the gardens and double opening doors leading onto the covered decked sun terrace. The Lounge has a feature cast iron log burner, media point and dining area. The Kitchen is fitted with range of contemporary white fronted units incorporating single drainer sink with mixer taps, integrated fridge and eye level wall units.

BEDROOM
with windows to the front overlooking the gardens.

SHOWER ROOM
with suite comprising shower cubicle, wash hand basin and WC.

THE GARDENS
The gardens are a beautiful feature of the property and wrap themselves around the bungalow. To the front is a good sized lawn which is well screened by mature conifers and trees. Ornamental garden pond which is surrounded by a stunning colourful flower bed, paved sun terrace with covered pergola. To the side is a productive fruit and vegetable section which then leads around to the rear of the property which again has a good sized lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees. The Gardens offer a great level of privacy with trees, hedging and fencing, outside power, lighting and water. Several garden storage sheds.

Approached over the lane onto driveway which provides parking for several cars and leads to the Garage with remote garage door, power and lighting.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold and would recommend this is verified during pre-contract

enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band D- again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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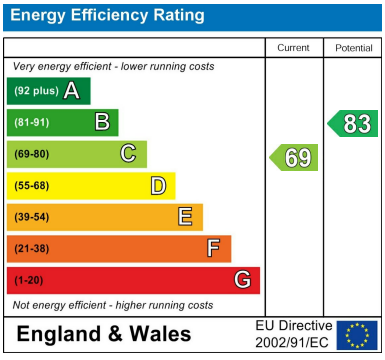

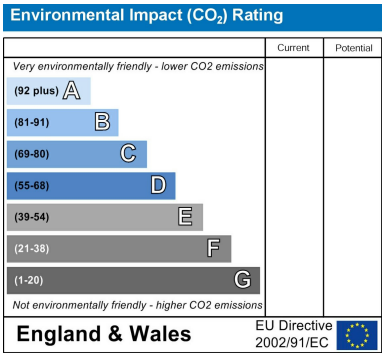

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

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