



Lark Rise, Treflach Road, Trefonen
Oswestry, Shropshire SY10 9DZ

**Bowen Son
and Watson**

with **Kent Jones**

Lark Rise, Treflach Road Oswestry, Shropshire SY10 9DZ

Price: Offers in The Region of £475,000

A rare opportunity to purchase a spacious 4 bedroom detached house set in a large, elevated plot with views towards open countryside yet set on the edge of the popular village of Trefonen.

The property itself benefits from a large open plan Lounge/Dining Room on the first floor to take full advantage of the extensive views. Also set on the first floor is a well fitted Kitchen/Breakfast room (with direct access into the garden) 2 main bedrooms (one with an en suite shower room) and family bathroom. On the lower floor there is a large Entrance Hall, 2 further bedrooms, Cloakroom and large integral garage.

The gardens extend to around 0.4 acre and are one of the properties most notable features containing lawned areas, a cascading water feature and pond, Summer House and a glazed Greenhouse/Potting Shed. The property benefits from uPVC double glazing and oil fired central heating throughout.

Location

The property is situated in a private location yet within easy walking distance of the centre of the popular village of Trefonen. The village itself has an excellent range of amenities including shop/post office, primary school, public house and church. A wide range of shops and amenities can be found in the nearby market town of Oswestry whilst easy access onto the A5/A483 provides direct links to the larger towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to the larger centres of Birmingham, Manchester and Liverpool.

Accommodation

The property is constructed of brick under a pitched tiled roof and is approached over a tarmac driveway with uPVC door into:

Entrance Hallway

Tiled floor, Fitted storage & cloak cupboards and a glazed door into;

Inner Hallway

With stairs to the first floor. Radiator and smoke alarm. Emergency lighting.

Cloakroom/WC

With low level flush WC and wash hand basin

Bedroom 3

17' 3" x 10' 5" (5.26m x 3.17m)

Fitted wardrobes with hanging rails and storage shelves. Radiator.

Bedroom 4/Study

14' 8" x 7' 11" (4.46m x 2.42m)

Radiator and fitted storage cupboard. Door into:

Integral Garage

17' 6" x 18' 8" (5.33m x 5.68m)

Up and over door, light and power laid on. Hot water cylinder and oil fired boiler.

Stairs off Hall to:

Lounge

17' 10" x 17' 10" (5.43m x 5.44m)

Wood burner set on a raised quarry tiled hearth, large floor to ceiling windows to the front elevation, uPVC door onto Balcony. Radiator and Emergency lighting. Opening into:

Dining Area

13' 7" x 9' 11" (4.15m x 3.02m)

Radiator.

Door into:





Kitchen/Dining Room

21' 9" x 9' 11" (6.64m x 3.02m plus 3.47 & 1.5)

Fully fitted kitchen with matching white base units and eye level wall cupboards. Marble worktop over and tiled splash back. Integrated fan assisted oven, separate grill and warming oven. 4 ring induction hob with extractor hood over. Double stainless steel sinks and mixer tap over. uPVC door to outside. Space and plumbing for American style fridge freezer. Tiled floor, Spotlights to ceiling. Integrated dishwasher, washing machine and tumble dryer. Sliding doors to patio and separate uPVC stable door to rear garden.

Inner Hallway

Access to the roof space which is partly boarded for storage. Doors into:

Bedroom 1

12' 10" x 11' 8" (3.92m x 3.55m)

Double fitted wardrobe with sliding doors, radiator. Door into:

En-suite Shower Room

With fitted shower cubicle and tiled surround, wash hand basin with vanity cupboard below. Fully tiled surround & extractor fan.

Bedroom 2

12' 11" x 9' 11" (3.94m x 3.02m)

Fitted wardrobe with sliding mirrored doors.

Family Bathroom

9' 2" x 9' 10" (2.8m x 3.0m)

Bathroom suite comprises of bath with shower attachment, shower cubicle, pedestal wash hand basin and fully tiled surround. Radiator and heated towel rail. Extractor fan.

Gardens

The gardens of the property extend to around 0.4 acre. To the side of the driveway is a large bed containing a range of shrubs and other flowering plants. To the side of the property is a cascading water feature leading to a covered pond overlooked by a Summer House. Immediately to the rear of the upper level of the property is a large paved patio with raised beds and log store. Steps lead up to a further raised gravel seating area with views over open



countryside. Beyond this is a Lawned garden enclosed by hedging and a Timber & glazed greenhouse/potting shed. The property is approached over a sweeping tarmac driveway leading to a parking/turning area.

Directions

From Oswestry town centre proceed along Upper Brook Street continuing past Oswestry School and onto the Trefonen Road. Continue into Trefonen and just before leaving the village, the property will be found on the right identified by the Agents board.

Viewing and Further Information

For further information or to arrange a viewing please contact the sole selling agent's Oswestry Office on (01691) 652367.

Tenure

We are informed that the property is Freehold subject to vacant possession upon completion

EPC Rating

EPC Rating Band E '50'

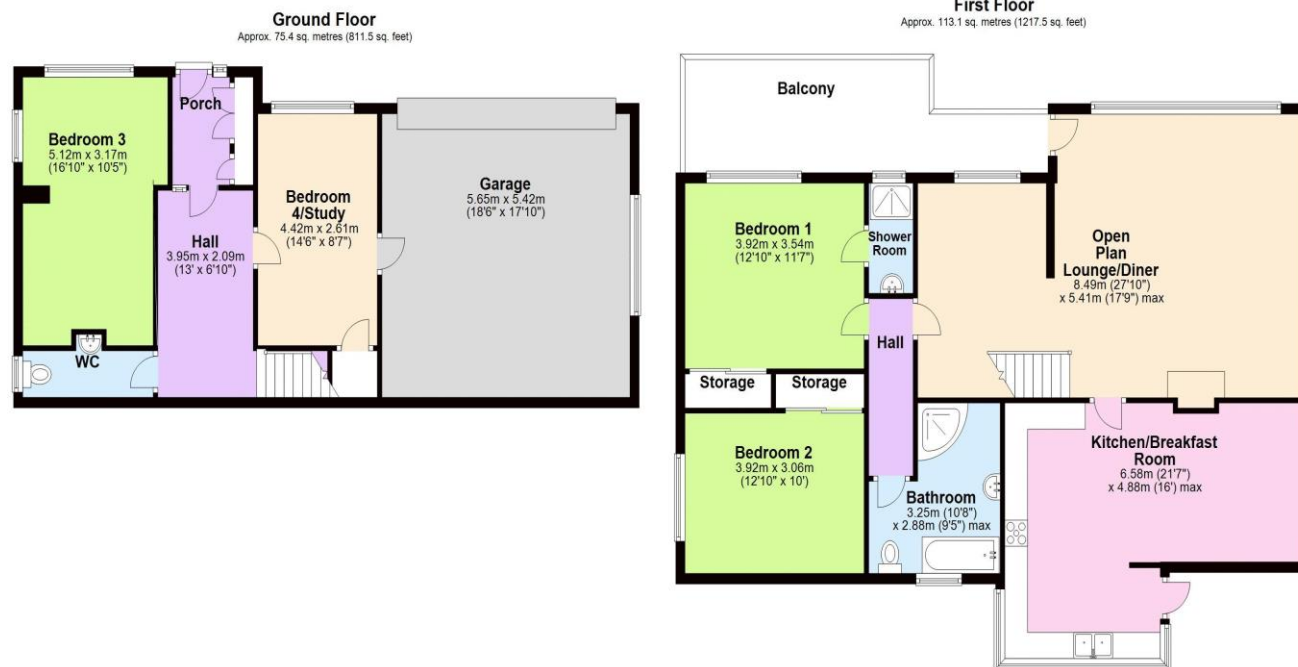
Council Tax Band

Council Tax Band 'E'

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Total area: approx. 188.5 sq. metres (2029.0 sq. feet)

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.

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