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Offers in the region of £695,000

39 Morda Close, Oswestry SY11 2BA

 5 Bedrooms  3 Bathrooms  0.41 Acre

39 Morda Close, Oswestry SY11 2BA

General Remarks

Bowen is delighted with instructions to offer this executive detached 5 bedroom property, built on an exclusive residential development on the edge of the market town of Oswestry. The property offers spacious living accommodation and landscaped gardens, ample off road parking and a large double garage with studio above, all set in a plot extending to 0.41 acre (0.166ha) or thereabouts.

The spacious entrance Hall enjoys a feature double staircase and Gallery landing, with doors leading off to the Lounge, Kitchen/Breakfast room and Dining room. There is also a Family room, Cloakroom and Utility room on the ground floor. The rear of the property opens onto a large, decked balcony overlooking the garden and open countryside beyond.

On the first floor the Master Bedroom has a connecting dressing room and en-suite. Bedroom 2 also benefits from an en-suite, whilst the 3 further bedrooms offer well-proportioned living space and are served by the Family Bathroom.



The gardens are one of its most notable features and are stocked with a host of mature shrubs and trees. A lower ground floor room offers a host of uses with double glazed doors overlooking the grounds. A private driveway provides access to ample off road parking as well as a large double garage.

Location: 39 Morda Close is situated on the outskirts of the popular border town of Oswestry, in one of the most prestigious residential areas. The open views to the rear give the property a rural feel even though the town centre is within easy walking distance. The town itself has a good range of shops, schools, bars, restaurants and other recreational amenities, whilst the property is also within walking distance of the renowned border countryside which surrounds Oswestry. Easy access onto the A5/A483 provides direct links to the larger towns of Shrewsbury (18 miles), Wrexham (14 miles) and the City of Chester (25 miles), as well as the motorway network. The town has an excellent bus service whilst there is a main line train station at nearby Gobowen (3 miles).

Accommodation

Covered entrance porch with Oak door leading to:

Reception Hall: 15' 10" x 12' 10" (4.83m x 3.90m Max) Wood flooring, feature oak double staircase leading to first floor Gallery landing, under stairs cupboard, radiator and doors off to:

Cloakroom: Low level flush WC, pedestal wash hand basin, radiator, tiled floor and part tiled walls.

Lounge: 23' 1" x 12' 5" (7.03m x 3.79m widening to 4.79) Herald 6 gas stove set on stone hearth with brick surround and timber mantle. 2 radiators, TV point, glazed doors to rear decked terrace and internal doors off to:

Study/Family Room: 13' 11" x 12' 4" (4.23m into bay x 3.75m) 2 radiators, TV/telephone points and controls for fitted speaker system.

Dining Room: 16' 2" x 12' 7" (4.94m x 3.83m) 2 radiators, glazed doors to rear decked terrace and internal door to hall.

Kitchen/Breakfast Room: 22' 2" x 18' 2" (6.75m x 5.53m into bay narrowing to 3.93m) Range of fitted base/eye level wall units with worktops over and inset 2 bowl stainless steel sink/drainer. Integrated double ovens with 5 burner gas hob and extractor hood over. Integrated dishwasher, space for American style fridge freezer. Central island, with fitted wine and plate racks. Tiled floor part tiled walls and opening into breakfast area with large fitted storage cupboards, radiator and door to:

Utility Room: 11' 6" x 4' 7" (3.51m x 1.40m) Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drainer. Glow-worm gas fired boiler, integrated washing machine. Tiled floor, part tiled walls, radiator and part glazed door to rear decked terrace.

Staircase to first floor Gallery landing: Access to loft space, radiator, built in store cupboard and separate airing cupboard with









pressurised hot water cylinder and slatted shelving.
Doors off to:

Master Bedroom: 14' 8" x 12' 8" (4.48m into bay x 3.87m max) Radiator, TV point and door to:

Dressing Room: 10' 4" x 7' 2" (3.15m x 2.18m)
Fitted wardrobes, radiator and door to:

En-suite: 10' 3" x 5' 7" (3.13m x 1.71m max) Suite comprising "P" shaped bath, wash hand basin and concealed flush WC. Tiled floor, part tiled walls and heated towel rail.

Bedroom 2: 19' 5" x 10' 5" (5.92m x 3.17m max - includes en-suite) Fitted wardrobe, radiator, TV point and door to:

En-suite: Suite comprising corner shower cubicle with electric shower, wash hand basin and concealed flush WC. Tiled floor, part tiled walls and heated towel rail.

Bedroom 3: 12' 7" x 8' 2" (3.84m x 2.48m max)
Radiator

Bedroom 4: 9' 1" x 7' 3" (2.77m x 2.22m)
Radiator.

Bedroom 5: 9' 1" x 7' 1" (2.77m x 2.15m)
Radiator.

Family Bathroom: 10' 0" x 8' 3" (3.05m x 2.51m)
Suite comprising corner bath with shower attachment, duel wash hand basins, concealed flush WC and bidet. Heated towel rail and part tiled walls.

Gardens: A sweeping tarmac drive leads to the property and double garage. Open lawns to the front wrap around the house, with large lawned rear gardens enclosed by mature shrubs and trees, all with views to open countryside.

Lower Ground Floor/Garden Room: 41' 1" x 10' 0" (12.52m x 3.06m widening to 5.08) Glazed French windows to rear gardens, light and power laid on.

Double Garage: 19' 6" x 17' 8" (5.95m x 5.38m max) Double doors to front, light and power laid on, pedestrian door to rear and stairs to first floor opening into:

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Studio: 19' 4" x 17' 8" (5.89m x 5.38m max) light and power laid on.

EPC: EPC Rating - Band 'C' (75)

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Council Tax Band: Council Tax Band - 'G'.

Local Authority: Shropshire Council.

Directions: From Oswestry proceed up Church Street to the traffic lights. Continue straight ahead onto Upper Church Street and onto Morda Road. Go past the cricket ground, continue on before turning right onto Morda Close. Number 39 will be found on your Left, identified by the agent's board.

39, Morda Close, Oswestry, SY11 2BA



Total Area: 276.0 m² ... 2971 ft² (excluding balcony, garage)
All measurements are approximate and for display purposes only.

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