



**1 Ralphs Drive, Oswestry
Shropshire SY11 4QH
£389,950**

A substantial modern detached home situated in a sought after village location. The property which has been finished to an extremely high standard and is beautifully presented throughout offers double glazing and is warmed by oil fired central heating. The spacious accommodation which includes all carpets, curtains and light fittings briefly comprises: Entrance Hallway, Cloaks WC, Study, Lounge, Kitchen/Dining Room, Utility Room and oak Sunroom to the ground floor with Master Bedroom and En Suite, three further Bedrooms and Family Bathroom to the first floor. Outside are lawn areas to the front and side with further private landscaped gardens and entertaining areas. A good sized driveway leads to the double detached garage. No Onward Chain. EPC Rating B.

Entrance Porch

Canopy porch and external light, double glazed entrance door.

Hallway

With carpet flooring, radiator, under stair storage cupboard. Stairs to first floor. Doors to Cloakroom, Study, Lounge and Kitchen.

Study/Snug

2.13m x 1.91m (6'11" x 6'3")

Double glazed window to the front, radiator, telephone and television points.

Cloakroom

Fitted with a white suite comprising low level WC vanity wash basin with cupboard below with tap and tiled splash backs. Tiled flooring, radiator, extractor fan and double glazed window to the side.

Lounge

4.19m x 4.57m (13'8" x 14'11")

With fireplace housing dual fuel stove with tiled hearth and wooden mantle. Television point, radiator, double glazed window to the front and two double glazed windows to the side.

Kitchen/Dining Room

2.49m x 8.53m (8'2" x 27'11")

The KITCHEN AREA is fitted with an attractive range of base, wall and drawer units with complimentary work surfaces and inset white ceramic one and a half bowl sink unit with mixer tap.. Integrated appliances to include Neff double oven with induction hob with glass splash back and extractor, Neff fridge, larder fridge and dishwasher. Radiator, wood effect flooring, inset ceiling lighting, television point. Double glazed windows to the rear, doors to Utility and Hallway.

The DINING AREA has a fitted breakfast bar, wood effect flooring, space for table and chairs, double glazed window to the rear. French doors opening onto the Garden Room.

Utility Room

1.52m x 2.12m (4'11" x 6'6", 39'4")

Fitted with a range of cupboards with work surface, space and plumbing for washing machine and further appliances. Floor standing Worcester oil fired central heating boiler, wood effect flooring, radiator, extractor fan and door to the side.

Oak Garden Room

3.18m x 2.44m (10'5" x 8'0")

A stunning room with brick plinth and French patio doors and double glazed windows overlooking the stunning gardens, two Velux windows, exposed oak beams.

First Floor Landing

Airing cupboard housing tank with shelving. Loft access hatch with ladder.

Master Bedroom

3.35m x 3.28m excluding wardrobes (10'11" x 10'9" excluding wardrobes)

With built in double wardrobe, double glazed window to the front, radiator, television point. Door to:

En Suite Shower Room

Fitted with a white suite comprising low level WC, vanity wash hand basin with mixer tap and vanity unit below, fully tiled shower cubicle with dual heads, half tiled walls, heated towel rail, inset ceiling lighting, extractor fan, Karndean flooring and double glazed window.

Bedroom Two

4.27m x 2.51m excluding wardrobes (14'0" x 8'2" excluding wardrobes)

Fitted with a range of Sharp fitted furniture including wardrobes, drawers and dressing table, part carpeted part Karndean flooring, radiator, double glazed window to the front.

Bedroom Three

3.35m x 3.35m (10'11" x 10'11")

With double glazed window to the rear, radiator.

Bedroom Four

2.59m x 3.0m (8'5" x 9'10")

Currently used as a Study and fitted with with a range Sharp of built in furniture including cupboards, desk, shelving and drawers and filing drawers. Double glazed window to the rear, radiator.



Bathroom

Fitted with a white suite comprising panelled bath with shower attachment and mixer tap, vanity unit with inset wash basin and WC. Karndean flooring, part tiled walls, inset lighting, heated towel rail and double glazed window.

Outside

The front and side of the property is enclosed by wrought iron fencing and pedestrian gate and pathway leading to the entrance porch. There is an immaculately lawned garden to the front and side leading to the large tarmac driveway and Garages. The stunningly designed private landscaped gardens are a prominent feature of the property and offer an ideal entertaining space. There are shaped flower borders with a range of flowers and shrubs, rockery and gravel areas for ease of maintenance. There is a further paved area with garden shed and oil storage tank, outside socket.

Double Garage

5.41m x 5.49m (17'8" x 18'0")

With dual electric doors, electric power and lighting, upright freezer, pedestrian door to the side.

Directions

From Oswestry take the A5 dual carriage towards Shrewsbury turning left at the Queens's Head junction and proceed for approximately 2 miles before entering the village of West Felton. Continue through the village passing straight over the mini roundabout and as you turn left into Ralphs Drive the property can be seen on the left hand side

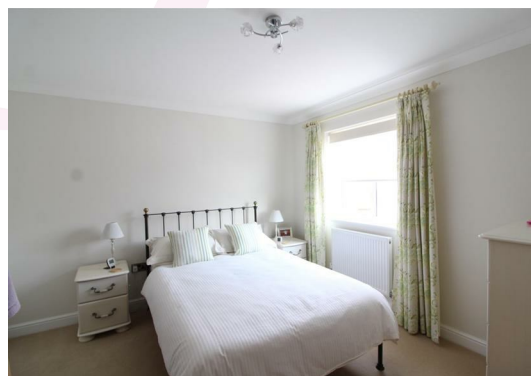
Location

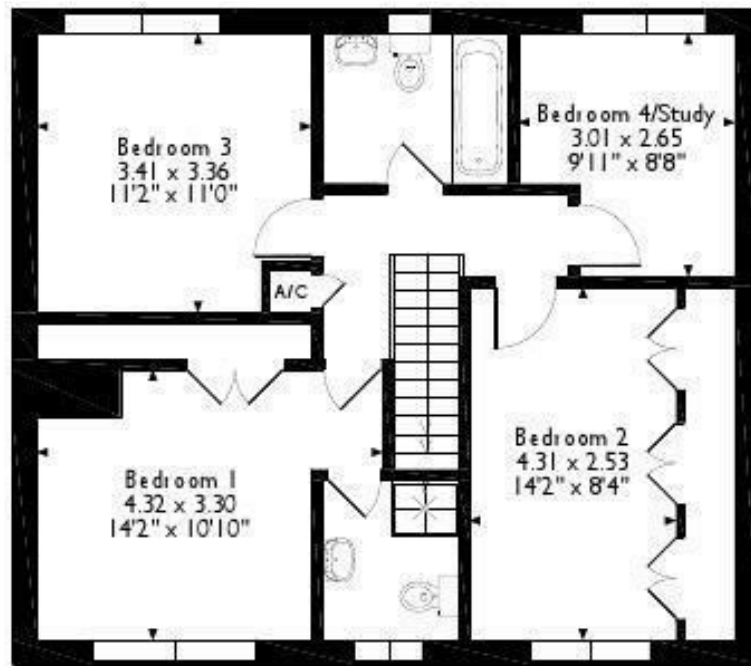
The property is situated on the outskirts of West Felton which has a range of local amenities including a corner shop, primary school and public house. The village is surrounded by stunning countryside and has good access to the A5/A483 main road network. Oswestry Town is only 5 miles away with Shrewsbury 15 miles away accessing the M54, Wrexham 20 miles away, Chester 30 miles away and the nearest railway station 7 miles away in Gobowen with links to Manchester and Birmingham.

Services

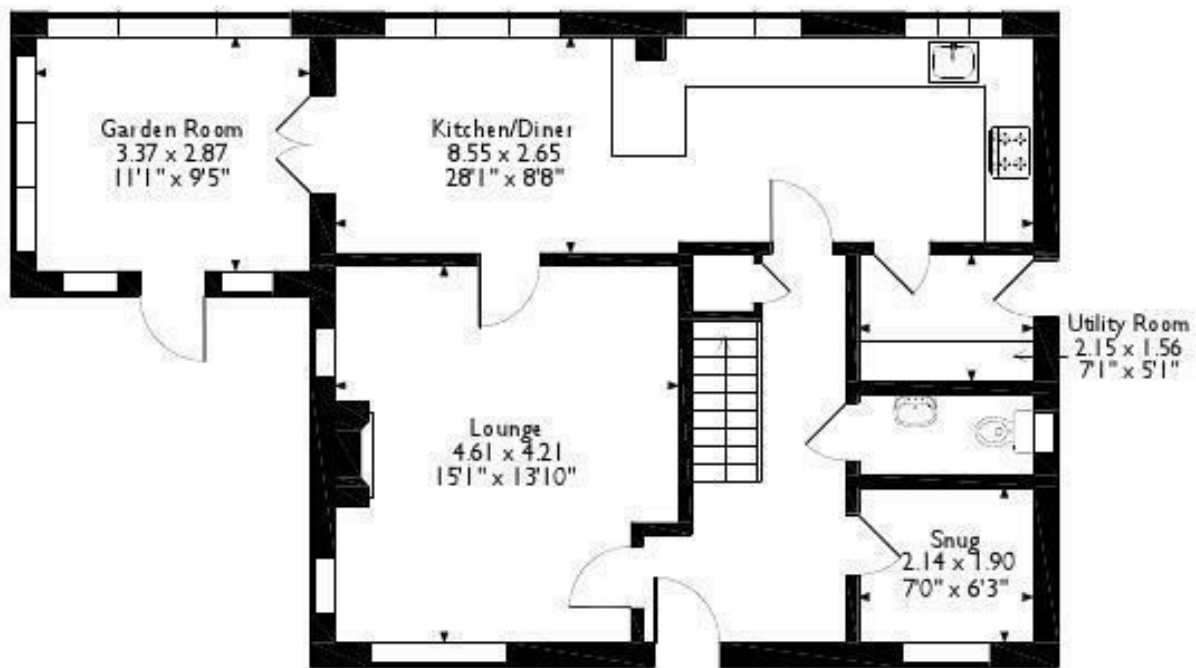
Council tax band E

We have been informed by the vendors that there is mains water and drainage, electricity, oil fired central heating.





First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and the floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	