



Wyke House, Vicarage Lane, Kinnerley, Oswestry, SY10 8DE

Offers in the Region of **£ 385,000**



Bedrooms: 4 Bathrooms: 2 Receptions: 2

Nestled in a serene rural setting with picturesque views, this appealing four-bedroom detached dormer bungalow in SY10 8DE offers a harmonious blend of comfortable living and peaceful surroundings. Boasting three versatile reception rooms and two bathrooms, this home provides ample space for both relaxation and entertaining, ideal for a variety of lifestyles.

Step through the welcoming **Entrance Porch** (1.36m x 3.18m), featuring UPVC windows and a practical tiled floor. The spacious **Entrance Hall** (2.65m x 4.44m) beyond offers front aspect windows, a convenient cloakroom cupboard, fitted carpet, and a radiator with a thermostatic valve, leading to the heart of the home.

The inviting **Lounge** (3.65m x 3.18m) provides a cosy retreat with front and side aspect windows, a charming log burner set in a fireplace, and fitted carpet. This room flows seamlessly into the bright **Garden Room** (4.47m x 3.92m), which features rear aspect doors and windows, and fitted carpet, offering a delightful space to enjoy the garden views. A separate **Snug** (3.65m x 3.18m), with front and side aspect windows, a radiator with a thermostatic valve, and fitted carpet, offers an additional flexible living area.

The ground floor also presents a comfortable **Bedroom 2** (3.14m x 3.97m) with rear aspect windows, a radiator with a thermostatic valve, and fitted carpet. The downstairs **Bathroom** (1.99m x 2.02m) is well-appointed with a front aspect obscured glass window, a corner bath with a shower over, a radiator, a hand wash basin, and a low-level WC.

The generous **Kitchen** (6.92m x 3.04m) is designed for modern living, offering rear aspect doors and windows, a radiator with a thermostatic valve, a comprehensive range of eye and base units, a stainless steel sink unit, a split oven and electric hob, and attractive wood effect flooring. There is ample space for a dishwasher and a large fridge freezer. Adjacent to the kitchen, the practical **Utility Room** features rear aspect doors and windows, worktops with space for a washing machine and dryer. A convenient **Guest Cloakroom** with a low-level WC and radiator completes the ground floor.

Ascend the **Stairs** to the light-filled **Landing**, leading to the first-floor bedrooms. **Bedroom 1** (2.91m x 5.35m) is a tranquil haven with rear aspect windows, a radiator with a thermostatic valve, and a built-in cupboard. **Bedroom 3** (4.07m x 3.42m) boasts front aspect windows, a radiator with a thermostatic valve, fitted carpet, an airing cupboard, and built-in wardrobes. **Bedroom 4** (2.84m x 3.59m) offers side aspect windows, partly built-in under the eaves, fitted carpet, and a radiator.





The upstairs **Family Bathroom** (3.36m x 2.85m) features a rear aspect obscured glass window, a radiator with a thermostatic valve, a bath with a shower over, a low-level WC, a hand wash basin, and tiled walls.

Externally, the property benefits from a welcoming **Front Garden** with a well-maintained lawn and a gravel driveway providing off-street parking for 2-3 vehicles, with access to both sides of the house. The delightful **Rear Garden** features inviting paths, a patio area perfect for outdoor dining, and lawns bounded by a neat hedgerow, all set against a backdrop of charming rural views. Practical additions include a log store, an oil tank, and two useful wooden sheds.

This four-bedroom dormer bungalow, with its flexible living spaces and idyllic rural location in SY10 8DE, offers a wonderful opportunity to embrace a peaceful lifestyle while remaining connected to local amenities. We encourage a viewing to fully appreciate its charm and potential.

Tenure - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless 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.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.





Woodhead Sales & Lettings

12 Leg Street, Oswestry, Shropshire

01691 680044

sales@woodheadsalesandlettings.com

<https://www.woodheadsalesandlettings.com/>



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