

**FOR SALE**

Offers in the region of £379,250

25 Hampton Rise, Oswestry, SY11 1SU

A well proportioned modern DETACHED HOUSE set in lovely neat gardens with garage and multiple car parking, in a sought after residential area with easy access to the town centre and schools.





- Spacious Family House
- Garden Room Extension
- Suitable for Families/Retirees
- Large Lounge/Dining Room
- Long Driveway with Garage
- Attractive Neat Lawned Gardens

DIRECTIONS

From the town centre proceed up Willow Street passing the Fire Station on the right hand side. Continue up the hill and turn left onto Hampton Rise and follow this road all the way through to virtually the end and the property will be seen on the left hand side just before the end of the cul-de-sac.

SITUATION

The property is well situated in a sought after residential area on the outskirts of Oswestry. The town centre offers a thriving shopping area together with leisure facilities and supermarkets. There are a good range of schools, whilst commuters have easy access to the A5 trunk road which links both south and north to Shrewsbury and Telford or Wrexham and Chester. There is a rail service in the neighbouring village of Gobowen approximately 3 miles away.

DESCRIPTION

This appealing and spaciouly proportioned detached house, located in a lovely near-end cul-de-sac position, has been designed to suit a range of buyers, whether they be young families, couples or retirees. The accommodation is neatly presented and offers a degree of versatility, with scope, if required to remodel the kitchen and take in part of the lounge/dining area, to create a kitchen/diner. The layout includes a central reception hall with a modern fitted cloaks/WC. The generous size lounge/diner extends from the front of the house to the rear in an L shape with a fireplace feature and then linking via twin doors through to a wonderful garden room, which has bifold doors and a separate set of twin folding doors leading out to the rear garden and patio. The kitchen is located adjacent and is neatly presented with oak faced units and provides a separate utility room. On the first floor the principal bedroom has an en-suite shower room, whilst the three remaining bedrooms are then served by the main family bathroom.

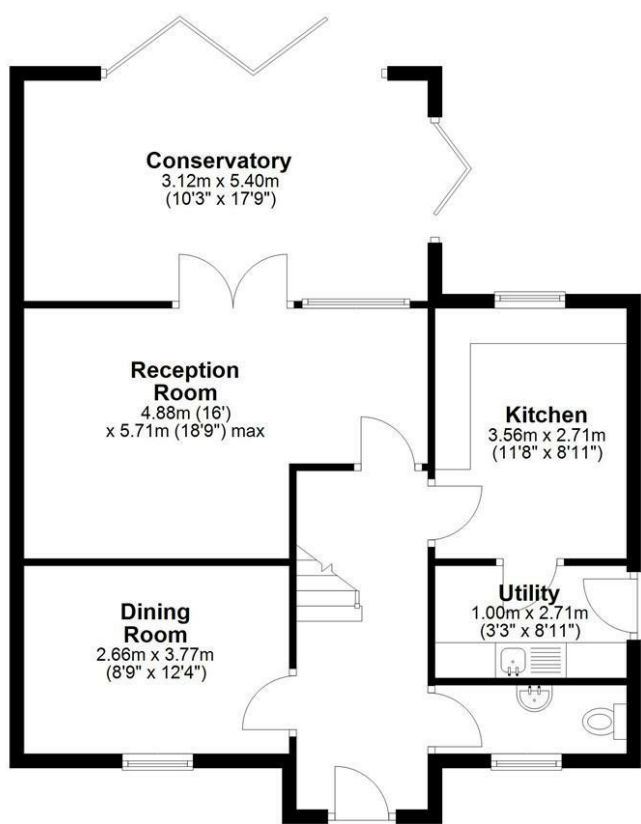
Outside those requiring space for multiple vehicles will be pleased to see that there is a long driveway and a brick garage. The gardens are neatly presented and are spaciouly proportioned to both the front and rear and includes a generous patio also to the rear.

RECEPTION HALL

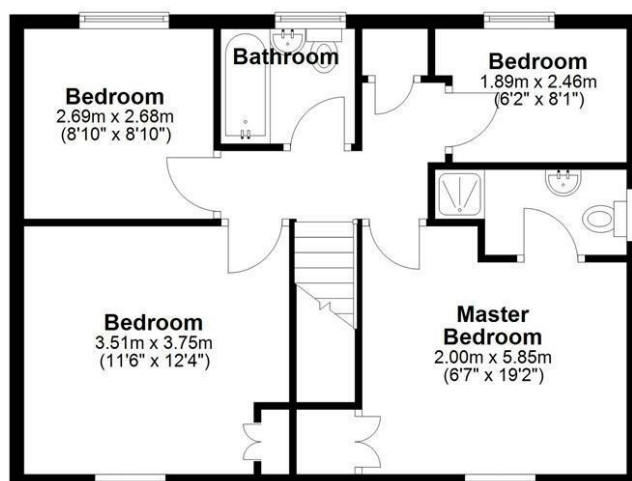
With attractive oak flooring, useful understairs storage cupboard, staircase rising to the first floor.



Ground Floor



First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



GUEST CLOAKS/WC

With attractive oak flooring. Contemporary suite to include vanity unit with half inset wash hand basin and tiled splash, close coupled WC with concealed cistern having oak shelf over with tiling above and eye level wall mounted double storage cupboard. Useful deep cloaks cupboard, chrome ladder radiator.

LOUNGE/DINER (L SHAPED)

With coved ceiling, feature fireplace with decorative wood surround, inset marble effect panel with fitted coal effect gas fire set on matching hearth. Ample space for large dining table, double glazed oak doors with matching side windows opening through to:

GARDEN ROOM

With attractive oak flooring, feature exposed brick walls, TV point, double glazed twin fold side doors together with matching double glazed bifold doors opening out onto the rear garden and patio.

BREAKFAST KITCHEN

With tiled effect vinyl floor covering. Fitted work surfaces with built-in one and a half bowl sink unit, tiled splash, BUILT-IN ELECTRIC CERAMIC ZANUSSI HOB UNIT with INTEGRATED EXTRACTOR HOOD over. A good range of oak faced base and eye level cupboards including drawers. Two corner display units, BUILT-IN ELECTRIC ZANUSSI OVEN. Space and plumbing for dishwasher and space for refrigerator. Ample space for breakfast table.

UTILITY ROOM

With tiled effect vinyl floor covering, fitted worktop with built-in stainless steel sink unit and tiled splash with cupboard under. Space and plumbing for washing machine and freezer unit. Wall mounted gas fired central heating boiler, side external entrance door.



FIRST FLOOR LANDING

Access to loft space, built-in airing cupboard containing factory insulated hot water cylinder with immersion heater with slatted shelving over.

PRINCIPAL BEDROOM 1

With built-in double wardrobe and front window aspect.

EN-SUITE SHOWER ROOM

With attractive tiled floor. Tiled shower cubicle with direct feed shower unit and rain head, vanity unit with half inset wash hand basin and a selection of cupboards under, close coupled WC with concealed cistern. Wall mounted mirror and electric shaver socket, chrome ladder radiator.

BEDROOM 2

Built-in double wardrobe with additional space for a fitted range of wardrobes if required, front window aspect.

BEDROOM 3

With rear window aspect.

BEDROOM 4

With rear window aspect.

BATHROOM

With tiled floor and walls. Tiled panelled bath with chrome mixer tap and shower attachment, additional wall mounted Triton shower unit and glazed screen, pedestal wash hand basin and close coupled WC.

OUTSIDE

The property is approached over a long tarmac driveway with ample parking space for at least 4 cars, which then leads to:

LINKED GARAGE

With metal up and over entrance door, brick built and having space for roof storage if required. Power and lighting, side pedestrian access door leading from the rear garden.



THE GARDENS

The property is set in attractive and neat gardens of a manageable yet family size.

To the front is a generous size lawn with flowering and cherry trees. Pedestrian access is gained from the side driveway to the rear enclosed garden. This is provided with a good size FLAGGED PATIO which extends off the kitchen and around the garden room and provides ample space for barbecues/outdoor dining etc. Cold water tap. A lawn then leads off with neat borders incorporating a selection of flowering shrubs. A side pedestrian access on the alternative flank of the house is provided via a timber gate to the front garden.

FIXTURES AND FITTINGS

The fitted carpets as laid and light fittings are included. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council Tax Band D - Shropshire Council.

VIEWINGS

Through the Agent's Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FOR SALE

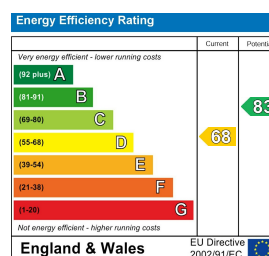
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales

20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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