

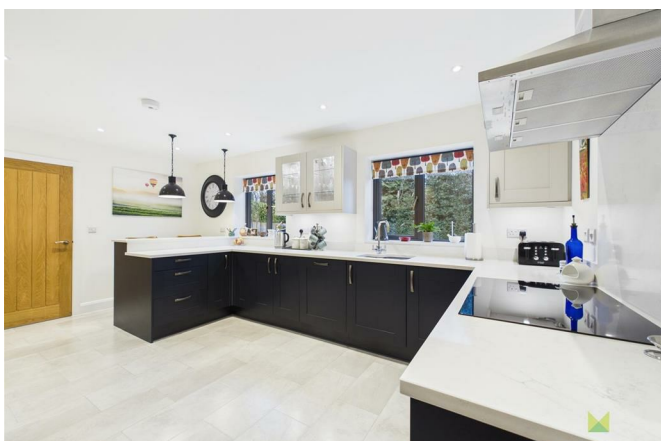
# 1 Silvana Gardens Whittington Road Gobowen Oswestry SY11 3QT



**4 Bedroom House - Detached**  
**Offers In The Region Of £500,000**

## The features

- STUNNING FOUR BEDROOM DETACHED FAMILY HOME
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE AND DINING ROOM
- TWO FURTHER DOUBLE BEDROOMS AND WELL APPOINTED BATHROOM
- VIEWINGS HIGHLY RECOMMENDED
- BEAUTIFULLY PRESENTED AND FINISHED TO A HIGH SPECIFICATION
- IMPRESSIVE KITCHEN/ BREAKFAST ROOM AND UTILITY ROOM
- PRINCIPAL AND GUEST BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY AND DOUBLE GARAGE PROVIDING OFF ROAD PARKING
- ENERGY PERFORMANCE RATING " "



**\*\*\* EXCEPTIONALLY PRESENTED 4 DOUBLE BEDROOM DETACHED HOUSE \*\*\***

**An excellent opportunity to purchase this beautifully presented home built in 2021 and finished to a high standard, offering deceptively spacious accommodation which truly must be viewed to be fully appreciated. Ideal for today's modern lifestyle of those who love to entertain, growing family or those looking to downsize with space.**

**Occupying an enviable position on a private drive of just 5 homes, on the edge of this popular and self sufficient village with lovely countryside walks on the door step. Gobowen has an excellent range of local amenities including primary school, shop , public house and takeaways. For commuters there is ease of access to the A5/M54 motorway network and nearby railway station.**

**The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Kitchen/ Breakfast Room, Dining Room and Utility Room on the ground floor. The First Floor benefits from Principal Bedroom with large fitted wardrobe and en suite, Guest Room with en suite, 2 Further Double Bedrooms with fitted wardrobes and Family Bathroom**

**The property has the benefit of underfloor heating throughout the ground floor, driveway with ample parking, double glazing, Double Garage, Rear Garden and lovely South facing additional Garden.**

**Viewing essential.**

**Property details**

**LOCATION**

Situated on the outskirts of the sought-after village of Gobowen, this property enjoys a prime location with exceptional connectivity and local amenities. Perfect for commuters, Gobowen Railway Station is just a short stroll away, offering direct links to Shrewsbury, Chester, and London. The nearby A5 and M54 motorway network provide ease of access to regional hubs, making travel effortless. The village itself is well-equipped with everyday essentials including a shop, reputable school, church, and welcoming public houses. Just a short drive away lies the vibrant Market Town of Oswestry, offering a broader selection of shops, dining, and leisure opportunities. This is countryside living with convenience at its heart.

**RECEPTION HALL**

Covered entrance with composite door opening into the welcoming Reception Hall with attractive oak staircase, Amtico flooring. Doors leading off to

**CLOAKROOM**

With WC and wash hand basin set into vanity with storage beneath and complementary tiled surround.

**LOUNGE**

A spacious and well lit room with double opening French doors with glazed side screens opening onto the rear garden. Feature electric fire with wooden mantel beam and hearth and window to the side aspect, media point.

**DINING ROOM**

A good sized room with window to the front, continuation of Amtico flooring.

**IMPRESSIVE KITCHEN/ BREAKFAST ROOM**

The kitchen has been attractively fitted with a modern range of navy and contrasting grey shaker style fronted base level units comprising of cupboards and drawers with stone work surface over. Undermount one and a half bowl stainless steel sink and recessed draining grooves. Integrated double oven/ grill and inset five ring induction hob with extractor hood over. Integrated fridge/ freezer and dishwasher with matching fascia panels. Breakfast bar overhang, further range of matching wall mounted units and wall mounted display cabinet with lighting, continuation of Amtico flooring, door leading into the Utility Room and window overlooking the rear garden.

**UTILITY ROOM**

With range of units to complement the Kitchen and having undermount sink set into base cupboard. Further range of cupboards with solid work surfaces over and having space beneath for appliances. Window to the side, door to garden and internal door to the Garage.

**FIRST FLOOR LANDING**

Stairs leads from the Reception Hall to the First Floor Landing. A large space with reading nook, well lit with skylight window. Door open to large storage cupboard. Radiator.

**PRINCIPAL BEDROOM**

A generous double room with window overlooking the rear, built in double wardrobe, radiator.

**EN SUITE**

With window to the side aspect and suite comprising of double width shower cubicle with aqua panelled



walls and waterfall shower head, wash hand basin and WC set into concealed vanity unit with storage, heated towel rail, window to the side.

### **GUEST BEDROOM**

Double bedroom with window to the front. Radiator,

### **EN SUITE**

With window to the side aspect and suite comprising of large shower cubicle with aqua panelled walls, vanity unit with wash hand basin and concealed WC. LED mirror, heated towel rail.

### **BEDROOM 3**

With window to the rear aspect, large built in wardrobe, access to loft space with fitted loft ladder. Radiator.

### **BEDROOM 4**

Double bedroom with window to the front. Built in storage cupboard. Radiator.

### **FAMILY BATHROOM**

With window to the rear aspect and four piece suite comprising of panelled bath, shower cubicle with waterfall head over, WC and wash hand basin. Partially tiled walls. LED mirror and heated towel rail.

### **GARAGE**

Door leads from the side of the property and from the Utility Room into the large double width garage with electric roller doors to the front and window to the side aspect. Housing gas fired boiler.

### **OUTSIDE**

The property occupied a prime position on this sought after private drive providing access to just five homes. To the front of the property there is a good sized driveway providing ample off road parking and area laid with lawn.

The rear garden is of good sized largely laid with lawn, with a paved patio area perfect for entertaining with friends and family and those who love to dine alfresco. Wooden storage shed, enclosed with fencing and hedge to the rear aspect.

To the front, the property benefits from a further sun trap garden, with paved patio, area laid with lawn and partially enclosed with hedges.

### **GENERAL INFORMATION**

#### **TENURE**

We are advised the property is Freehold . We would

recommend this is verified during pre-contract enquiries.

### **SERVICES**

We are advised that mains electric, water and drainage are connected with gas fired central heating.

### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

### **FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### **LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### **REMOVALS**

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

### **NEED TO CONTACT US**

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



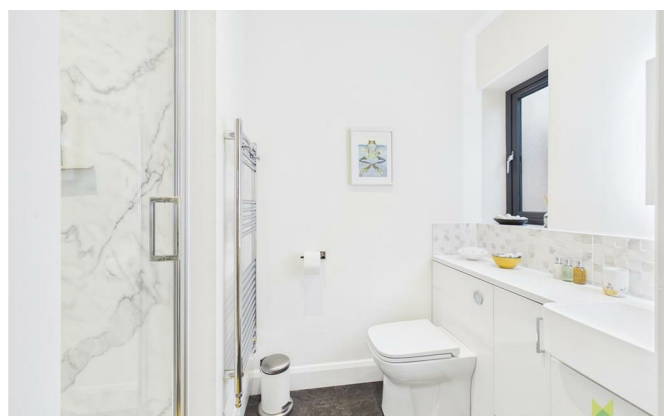
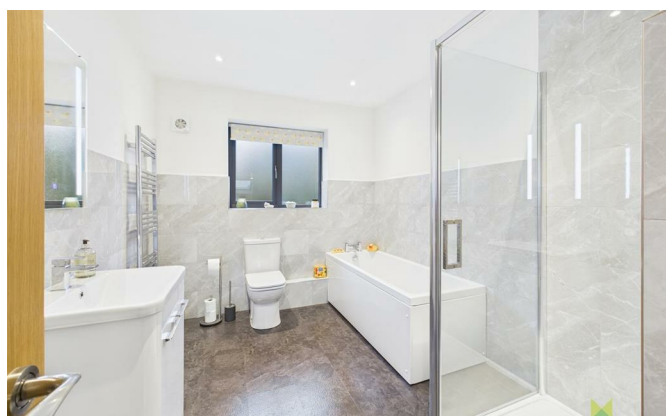






## 1 Silvana Gardens Whittington Road, Gobowen, Oswestry, SY11 3QT.

4 Bedroom House - Detached  
Offers In The Region Of £500,000





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1920 ft<sup>2</sup>  
178.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Judy Bourne

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## Get in touch

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## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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

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