

# 2 Watkin Drive Oswestry SY11 1SQ



**4 Bedroom House - Detached**  
**Asking Price £535,000**

## The features

- UNEXPECTEDLY BACK ON THE MARKET
- IMMACULATEDLY PRESENTED AND MUCH IMPROVED ACCOMMODATION
- THROUGH LOUNGE, HOME OFFICE, DINING ROOM, SUN ROOM
- PRINCIPAL BEDROOM WITH EN SUITE, 3 FURTHER BEDROOMS AND BATHROOM
- EXCLUSIVE CUL DE SAC LOCATION CLOSE TO TOWN
- IMPRESSIVE 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- INVITING RECEPTION HALL WITH CLOAKROOM
- ATTRACTIVELY FITTED BREAKFAST KITCHEN WITH APPLIANCES
- AMPLE PARKING, DOUBLE GARAGE, DELIGHTFUL ESTABLISHED GARDENS
- EPC RATING 'C'



\*\*\* FABULOUS DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION \*\*\*

An excellent opportunity to purchase this impressive detached family home which occupies an enviable position in this much sought after exclusive cul de sac. Offering spacious and versatile accommodation which has been much improved by the current owners - perfect for today's modern lifestyle.

Ideally placed being a short stroll from the Town Centre and amenities, local schools and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises inviting Reception Hall, Cloakroom, through Lounge, Home Office/Sitting Room, Dining Room, lovely re-fitted Kitchen/Breakfast Room and Utility. On the First Floor is an impressive Galleried Landing with seating area, Principal Bedroom with en suite, 3 further double bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, double Garage and delightful established gardens.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgeries, churches, recreational facilities, and there is a twice weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

### RECEPTION HALL

Covered entrance with light point and door opening to the inviting Reception Hall having useful under stairs storage, coved ceiling, radiator.

### CLOAKROOM

Attractively re-fitted with wash hand basin set into vanity with storage and concealed WC. Heated towel rail.

### LOUNGE

A lovely light through room with bay window overlooking the front. Wooden fire surround with marble hearth and inset housing living flame gas fire, fitted wall lights, media point, radiators. Sliding patio doors to

### SUNROOM

being of sealed unit double glazed construction with tiled flooring, providing a lovely aspect over the garden, French doors onto paved sun terrace.

### HOME OFFICE/SNUG

with window to the front, radiator.

### DINING ROOM

with window overlooking the garden, wooden effect flooring, radiator.

### KITCHEN/ BREAKFAST ROOM

Attractively fitted with range of cream fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with granite work surfaces over and having integrated dishwasher with matching fascia panel. 5 ring hob with extractor hood over and cutlery and pan drawers beneath and double eye level oven and grill with cupboards above and below and

tall larder units to either side. Matching range of eye level wall units with concealed lighting beneath and open fronted display shelving, central breakfast island with additional storage beneath, power socket, space for fridge/freezer. Recessed ceiling lights, tiled floor, window overlooking the garden.

### UTILITY ROOM

Ceramic sink with mixer taps and space beneath for appliances, wall mounted gas central heating boiler, door to the garden.

### FIRST FLOOR LANDING

Feature central staircase with glazed panels and oak handrail leads to the First Floor Galleried Landing having window to the front with area beneath perfect for a reading or study area. Access to roof space

### PRINCIPAL BEDROOM

A well appointed principal room fitted with a range of ladies and gentleman's wardrobes with hanging units and drawers, chest of drawers, bedside tables. Window to the front, radiator.

### ENSUITE

with suite comprising shower cubicle, wash hand basin set into vanity unit with storage, WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### BEDROOM 2

A good sized double room with window overlooking the front, radiator.

### BEDROOM 3/STUDY

Another generous double with window overlooking the rear, radiator.

### BEDROOM 4

A further double room with window to the rear, radiator.

### FAMILY BATHROOM

Attractively fitted with suite comprising shower cubicle, panelled bath, wash hand basin set into vanity with storage beneath and concealed WC with storage. Complementary tiled surrounds, heated towel rail, window to the rear.

### GARAGE

The property is approached over driveway with parking for several cars and leading to the detached Double Garage with power and lighting and personal door to the side.

## OUTSIDE

The Front Garden is laid to shaped lawn with well stocked flower, shrub and herbaceous beds and specimen trees. Side pedestrian access leads through to the lovely enclosed Rear Garden which has a large indian stone paved sun terrace, perfect for those who love to dine outdoors. A shaped lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees. Enclosed with wooden fencing.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

We have been advised by the current owner that there is a management company which is run by the owners of the 5 properties and maintains the small communal area at the entrance to Watkin Drive. Please ask for further information.

### SERVICES

We are advised that all mains services are connected.

### 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.





## 2 Watkin Drive, Oswestry, SY11 1SQ.

4 Bedroom House - Detached

Asking Price £535,000





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**MONKS**

Approximate total area<sup>(1)</sup>

2500.03 ft<sup>2</sup>

232.26 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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## 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) A		
(81-91) B	77	82
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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