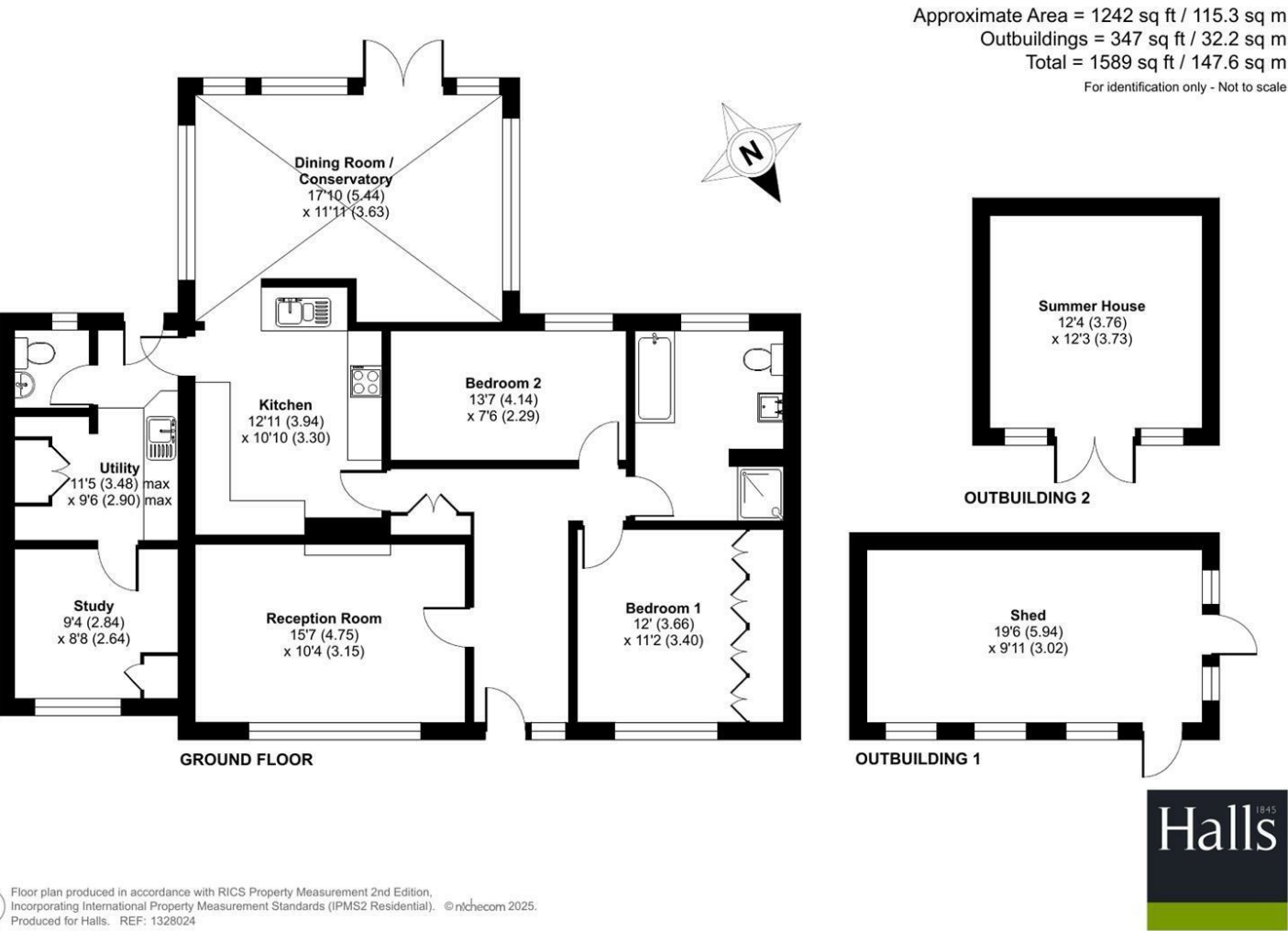


FOR SALE

Thistledoo Mount Bradford, St. Martins, Oswestry, SY11 3HQ



FOR SALE

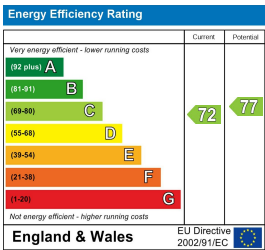
Offers in the region of £379,000

Thistledoo Mount Bradford, St. Martins, Oswestry, SY11 3HQ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



A beautifully extended two-bedroom bungalow with standout features throughout— orangery, stylish open-plan kitchen, and a feature oak fireplace in the lounge. Set in generous south-facing gardens with a summer house, greenhouse, large shed, and veg beds. Expansive patios, multi-vehicle parking, and versatile outbuildings complete this immaculate home just minutes from Oswestry.



01691 670320

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



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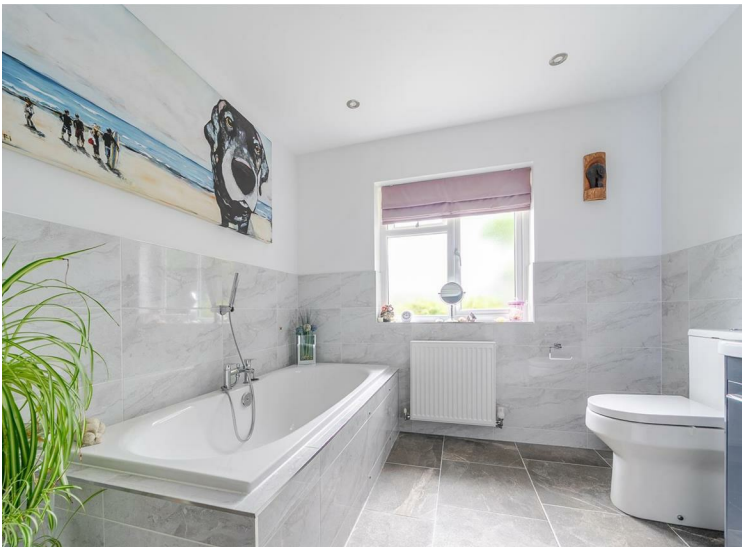
2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Extended two-bedroom detached bungalow
- Open-plan kitchen, orangery/living room
- Lounge with feature oak fireplace
- Beautifully landscaped gardens
- Summer house, greenhouse, large shed and vegetable beds
- Multi-vehicle driveway parking, & versatile outbuildings

DESCRIPTION
Halls are delighted to have been instructed to offer the property known as Thistledoo, located in St. Martins.

This attractive, well-maintained bungalow has been extensively improved to offer light-filled, modern living on a peaceful lane on the outskirts of St. Martins. A stylish open-plan kitchen flows seamlessly into the living area /orangery, which in turn opens out to an extensive patio area. The lounge offers a comfortable retreat, while the two bedrooms are generous in size. The large contemporary bathroom has a large bath, walk-in shower, and WC. The property has UPVC double glazing and gas central heating.

Outside, the front area provides parking for multiple vehicles. The rear landscaped gardens are a standout feature, with an expansive wrap around patio, lawns, flowerbeds, a pergola covered entertaining area, and a charming summer house with veranda. A greenhouse provides space for productive gardening, along with a large workshop / shed situated at the bottom of the garden.

SITUATION
The property is located in an enviable position overlooking open farmland on the outskirts of the popular residential village of St. Martins. There are good road links to larger towns and cities. There is also a train station within a 10-minute drive. The village itself boasts a family run supermarket with a cafe, pharmacy, and post office. There are also hairdressers, village schools (primary and secondary), takeaways and public houses.

Nearby Oswestry is a thriving market town, providing a good range of shopping and leisure facilities. St. Martins provides easy access to both the A5 trunk road and the A483 which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the North.

SCHOOLING
St. Martins School offers all-through education from primary to secondary and is located just a short drive away. Other nearby primary options include Selattyn C.P. School and Gobowen Primary School, while The Marches School in Oswestry provides a popular secondary alternative. For independent education, Oswestry School, Moreton Hall and Ellesmere College are all within convenient reach.

DIRECTIONS
Leave Oswestry via Leg Street, continuing straight as the road becomes Beatrice Street. Stay on this road for approximately 1.5 miles. At the roundabout, take the second exit to remain on the B5069 heading towards Gobowen. Continue for 0.7 miles and take the second exit at the next roundabout. At the following roundabout, take the third exit onto St. Martin's Road. Follow this road for around 2.5 miles. At the next roundabout, take the second exit onto Ellesmere Road. After half a mile, turn left onto Mount Bradford Lane. The property will be along this lane.

W3W
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HALL
The spacious entrance hall has a part glazed composite door to the front. Ceramic tiled floor. Loft hatch access incorporating pull down ladder. Built in double door coat cupboard. Coved ceiling

LOUNGE
An inviting and comfortable space with large window and relaxing colour scheme offering views on to the front aspect of the property. Feature fireplace with oak surround and marble hearth. Coved ceiling with inset lights. Fully carpeted. Vertical blinds.

BATHROOM
A large room with spacious layout and high-quality finishes. Elegant tiling - ceramic tiled floor, contrasting tiled walls, white bathroom suite with large bath, wc, with handbasin set in a complimentary vanity unit. Mains powered rainfall shower, built in shelving ,contemporary heated towel rail. Inset ceiling lights.

BEDROOM 1
An airy and bright room with a soft colour palette. Newly fitted wardrobes, new carpet in complimentary colour. Vertical blinds. Coved ceiling.

BEDROOM 2
An inviting room with comfortable dimensions, rear facing window, carpeted.

STUDY
With views out to the front of the property. Very adaptable space. Fully carpeted. Currently used as an office but with potential to be a third bedroom.

KITCHEN
A very modern and spacious area that flows seamlessly into the orangery, which is filled with natural light. The kitchen incorporates an integral dishwasher, induction hob with extractor over, Neff built in double oven, built in tall fridge freezer and built in microwave. A polished quartz countertop extends around the kitchen area providing ample preparation space and includes a one and a half bowl inset sink. A large larder unit with multiple matching fitted base cupboards in dove grey complete the kitchen storage space. The kitchen décor is complemented by the addition of bespoke oak shelving. The floor is porcelain tiled. Inset ceiling lights.

LIVING ROOM/ORANGERY
A very spacious and light area with ample room for comfortable seating and dining. UPVC French and Bifold doors provide a sizeable opening on to the rear garden, providing a lovely opportunity to "bring the garden in" and enjoy the stunning view. Vertical blinds throughout. Inset lighting. Porcelain tiled floor. Integral shelves.

UTILITY ROOM
Ceramic tiled floor, stainless steel sink unit, worktop with splashback, space for washing machine and tumble drier. Floor to ceiling storage cupboard which also houses the Combi Boiler. Inset lighting.

ADDITIONAL WC
With hand basin and vanity unit. Tiled floor and walls, Heated towel rail.

OUTSIDE
The front garden is bordered to the lane with a tall hedge providing privacy, with a farm style gate and pedestrian gate. The drive is laid with tarmac providing parking for multiple cars with surrounding borders, mature trees and shrubs.

The rear garden is a large and very private level garden with a southerly aspect. Picturesque landscaping carried out in recent years has provided multiple areas for both entertaining and relaxing.

A central pathway runs through the lawned areas towards the large shed at the bottom of the garden. The garden being bordered by various shrubs and trees.

An expansive patio area (100 square metre) built with Indian stone in a wraparound style, provides easy access from the property to all outside areas. A hand-built timber pergola stands over a section of the outside dining and entertaining area. Two smaller patios are located at the bottom of the garden , one of which provides welcome shade on a hot day.

SUMMERHOUSE
A very useful and adaptable space which has light and power connected. Currently used as a guest room / hobby room. Carpeted.

GREENHOUSE
Included in the sale.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE
Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY
We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX
The property is currently banded in Council Tax Band C.

VIEWINGS
Via the Agents, 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.