

# Town & Country

Estate & Letting Agents



**Inglish Court Croeswylan Lane, Oswestry, SY10 9PT**

**Offers In The Region Of £550,000**

Town and Country are excited to offer to the market this stunning individual **THREE BEDROOM MODERN DETACHED HOME** in a popular location on the outskirts of Oswestry with stunning views. Finished to a very high specification and offering all the latest modern technology including heat recovery systems and underfloor heating, the contemporary open plan interior flows beautifully. Located in a highly desirable position on the edge of the town, this is a must see property!

## Directions

From our Willow Street office proceed along and turn left onto Welsh Walls. Follow Welsh Walls round to the junction and turn left. At the traffic lights turn right towards Morda. Turn right onto Croeswylan Lane just after the school and follow the road around, where the property will be found on the left hand side, set back off the road.

## Overview



This unique property has been designed and built to a very high specification to create a modern family home, whilst consciously taking into consideration environmentally aware design features. The property offers low cost running with state of the art and future friendly eco build features such as heat recovery and extensive insulation. Allied to this are the high end and luxurious fittings throughout which make this property truly outstanding. All the bedrooms have been designed for king size beds whilst the master will accommodate a super king size bed. The property also has a Blauberg MHVR heat recovery system along with smart heating controls.

## Location



## Entrance

The spacious entrance area has a tiled floor, spotlighting and a part glazed door and glazed side panels to the front with integrated blinds. There is underfloor heating and a glazed door to the garage. The hallway opens out onto the open plan ground floor accommodation.

## Dining Room / Hall 21'1" x 9'1" (6.42 x 2.77)



This room would make a fantastic space for entertaining. With two wine chillers, built-in sound system with the whole house having High end Le-Grand speakers, Atlona HDMI matrix media system meaning that any media device such as Sky/ games consoles etc can be used in any room, tiled floor with underfloor heating, spotlighting and bi-fold doors opening out onto the rear garden / terrace. Stairs lead off to the first floor with a stylish glass banister and feature staircase lighting. A door leads to the boiler cupboard with heating controls, sound system controls and control panels for the wiring system throughout the property. The dining room / hall opens out onto the kitchen and also leads to the lounge.

## Additional Photograph



### Lounge 18'7" x 10'6" (5.67 x 3.21)



The light modern lounge has two windows to the rear with integrated blinds and a feature entertainment wall with recessed spotlit shelving, recess for flat screen television and built-in speakers. There is also underfloor heating throughout the lounge area.

### Cloakroom

Fitted with high specification sanitary ware comprising a low level W/C with concealed flush and cistern, a wash hand basin on a wall mounted vanity unit with a mixer tap over, tiled floor, spotlighting and an extractor fan.

### Kitchen 9'3" x 14'6" (2.81 x 4.42)



The stylish kitchen supplied by the reputable kitchen designer Kenton Jones benefits from a range of contemporary base and wall units with contrasting work surfaces and upstands, large pan drawers and doors with soft close function, a single bowl sink with Quooker boiling tap over, eye level Neff double oven and combination microwave, integrated dishwasher, large breakfast bar ideal for entertaining, feature lighting and spotlighting, tiled flooring with underfloor heating, a window to the rear with integrated blinds and a door leading through to the utility room.

### Breakfast Bar



### Additional Photograph.



### Additional Photograph



### Utility Room 6'7" x 5'5" (2.00 x 1.65)



Fitted with base and wall units with contrasting work surfaces and upstands, sink unit, plumbing for a washing machine and second appliance, tiled floor with underfloor heating, spotlighting, extractor fan and a window and part glazed door to the side.

### Bedroom One (Ground Floor) 13'5" x 9'3" (4.10 x 2.83)



A good size double room having a window to the front with integrated blind, TV point, wall lighting, spotlighting, underfloor heating and a door leading through to the en-suite.

### En-Suite



The stylish well-appointed en-suite has a W/C with

concealed flush and cistern, a wall mounted wash hand basin with a mixer tap over, tiled walls, tiled floor with underfloor heating, extractor fan, spotlighting and a corner shower cubicle in a contemporary design with mains shower and two shower heads.

### First Floor Landing

Having a window to the front with integrated blind and doors leading to the two bedrooms and bathroom.

### Bedroom Two 17'2" x 13'1" (5.24 x 4.00)



A truly fabulous master bedroom having a central entertainment system with recessed flat screen television, downlighting, recessed shelving and wall mounted contemporary electric fire. To the rear of the entertainment wall there is a large dressing area and storage space. In addition to this there is a further walk-in dressing room with a Velux window. Bi-fold doors open out onto a spectacular balcony with tiled floor and glass balustrade, taking in the views of the open countryside to the rear.

### Additional Photograph...



### Bedroom Three 18'8" x 9'2" (5.68 x 2.79)

Another superb double room having a window to the rear with integrated blind, spotlighting and a loft hatch with pull-down ladder giving access to a large loft space providing good storage.

### Bathroom 10'1" x 9'0" (3.08 x 2.74)



The bathroom is truly a place to relax and unwind, having a solid stone freestanding bath with wall mounted central mixer taps over and shower head, low level W/C, contemporary wash hand basin on a vanity unit with mixer taps over, tiled floor with underfloor heating, fully tiled walls with recessed shelving and downlighting, illuminated vanity mirror, walk-in double shower with two shower heads and recessed provision for a television.

### Garage 21'2" x 10'9" (6.46 x 3.28)



The large single garage gives ample space for parking and a workshop area, having an up-and-over door, loft access, a Velux window, storage area and Gloworm gas fired boiler and an extra large hot water tank.

### Driveway



### Front Gardens



The property is accessed off Croeswylan Lane via a long gravelled driveway leading down to the front of the property. A paved area leads to the front door with the boundaries being fenced with contemporary composite panelling. Access from both sides of the property lead to the rear gardens.

### Rear Gardens



The rear gardens are also another fantastic feature of this home, having a large Indian stone patio running across the rear of the property, making an ideal place for entertainment and outside dining. Steps lead down to a large lawned area with outside

lighting. The contemporary composite panelling continues around the rear borders whilst still allowing sight of the enviable rural views. There is also ducting installed to the shed base and patio for the installation of hot tubs etc.

### **Additional notes about the property**

- Garage is plumbed for an additional en-suite bedroom
- Whole house media system will accept multiple games consoles, set top boxes, CCTV (anything with HDMI) that can be played in any room or all rooms at once (can also be connected to speakers)
- Main bedroom closet has been plumbed for an en suite
- Radiator pipes buried in walls of 2 x bedrooms upstairs if needed
- Service ducting installed for electric gates, hot tub on patio and shed base
- Dining room, main bedrooms and main bathroom has an additional CAT 7 connection above the light switch for whole house control system or audio controls.
- Speakers for upstairs bathroom are included but not installed

### **The Rear Terrace**



### **Additional Photo**



### **To View The Property**

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### **To Make an Offer**

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

### **Hours of Business**

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### **Money Laundering Regulations**

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Town & Country Services**

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### **Additional Information**

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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band E.

# Floor Plan

**Ground Floor Plan**

**First Floor Plan**

**NOTE:**  
Section sizes of timber and steel members are for guidance only  
The timber manufacturer is responsible for production of calculations

**Legend:**  
 HD HEAT DETECTOR  
 SD SMOKE DETECTOR  
 EW EW-ESCAPE WINDOW

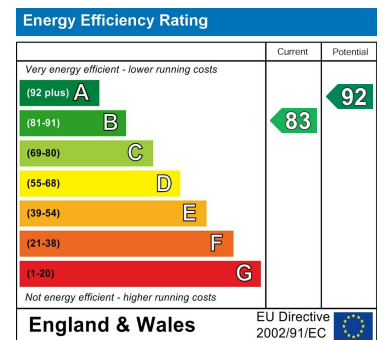
**BUILDING REGULATIONS APPLICATION** Scale 1:50 @ A1

<b>ncs</b> buildings, projects & architecture	
Project: 2024/001 - VENTWORTH Drawn: J. HARRIS Date: 15/01/2024	
Scale: As shown Date: 15/01/2024 Checked: JCH	
File No: 2024/001	
Drawing No: 100	
Title: BUILDING REGULATIONS APPLICATION	

# Area Map



# Energy Efficiency Graph



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