

# Town & Country

Estate & Letting Agents



**20 Kingfisher Way, Morda, SY10 9LX**

**Offers In The Region Of £439,950**

Located in the desirable area of Kingfisher Way, Morda, Oswestry, this stunning detached house is the former show home, showcasing an exceptional specification and finish. With an impressive layout, the property boasts three generous reception rooms, providing ample space for both relaxation and entertaining. The accommodation features four spacious double bedrooms, ensuring comfort for all family members or guests. The three well-appointed bathrooms add to the convenience of this remarkable home, making it ideal for modern living. Outside, the property is equally impressive, with large gardens that offer a perfect retreat for outdoor activities or simply enjoying the fresh air. The double driveway and double garage provide parking for up to four vehicles, catering to the needs of a busy household. This home is situated in a sought-after location, combining the tranquillity of suburban living with easy access to local amenities. Whether you are looking for a family home or a place to entertain, this property is sure to impress. Do not miss the opportunity to make this exquisite house your new home.

### Directions

From our office continue along Willow Street until turning left onto Welsh Walls, then continue before taking left again onto Upper Brook Street. At the traffic lights turn right and continue into Morda. Take the second turning on the left into St. Anne's Drive and first left into Kingfisher Way. Follow the road down to the corner and onto the new development where the property will be seen on the right hand side.

### Accommodation Comprises

#### Hallway



The bright welcoming hallway has a door to the front with a glazed side panel, radiator, stunning oak and glass stair case leading to the first floor, under stairs cupboard and doors leading to the study, cloakroom, lounge and the kitchen.

#### Study 10'7" x 6'5" (3.23m x 1.98m)



The study is a very versatile space ideal for a number of uses. It has a window to the front and a radiator.

#### Lounge 14'9" x 13'11" (4.50m x 4.24m)



The spacious and light lounge has a square bay window to the front, radiator, tv point and a focal log burning stove with an oak mantle over and marble hearth.

#### Additional Photo



#### Fireplace



### Cloakroom

The cloakroom is fitted with a low level w.c., wash hand basin with a mixer tap over, radiator, tiled flooring, extractor fan and spotlighting.

### Kitchen/ Dining/ Family Room 32'7" x 9'1" (9.93m x 2.77m)



The kitchen/ dining and family room is the real heart of this stunning home offering lots of space to entertain and relax with bi fold doors in the dining area really connecting the inside with the garden. The room benefits from underfloor heating and large windows overlooking the rear garden letting in lots of natural light. The kitchen area is fitted with an extensive range of quality base and wall units with quartz worktops and matching up stands over, eye level AEG electric oven, AEG hob with a glass splash back and chimney style extractor fan, integrated dishwasher, inset one and a half bowl sink with a mixer tap over, integrated fridge/ freezer, breakfast bar, tiled flooring with underfloor heating and two radiators. A door leads through to the utility.

### Additional Photo



### Additional Photo



### Additional Photo



### Utility 7'4" x 5'0" (2.24m x 1.52m)



The utility is fitted with units and work surfaces to match the kitchen and has a tiled floor, plumbing and space for a washing machine, inset single bowl sink with a mixer tap, space for a tumble drier, radiator and a door leading through to the garage.

## First Floor Landing



The bright first floor landing has a window to the front and the continuation of the oak and glass banisters. There is a loft hatch, airing cupboard and doors leading to the bedrooms and the family bathroom.

## Bedroom One 13'10" x 9'3" (4.22m x 2.82m)



A good sized double bedroom having a window to the front, radiator, spotlighting and a range of mirror fronted wardrobes offering good storage. A door leads through to the en suite.

## Additional Photo



## En Suite



The well appointed en suite is fitted with a shower cubicle with mains powered shower, wash hand basin with a mixer tap over, low level w.c., fully tiled walls, tiled flooring with underfloor heating, heated towel rail, extractor fan, shaver point and a window to the side.

## Bedroom Two 15'5" x 9'6" (4.70m x 2.90m)



The second double bedroom has fitted mirror fronted wardrobes, radiator and a window to the rear overlooking the garden. A door leads through to the second en suite.

## Additional Photo

### En Suite



The second well appointed en suite is fitted with a corner shower cubicle with mains powered shower, wash hand basin with a mixer tap over, low level w.c., fully tiled walls, tiled flooring with underfloor heating, heated towel rail, extractor fan, shaver point and a window to the rear.

### Bedroom Three 11'1" x 9'8" (3.38m x 2.95m)



The third double bedroom has a radiator and a window to the front.

### Bedroom Four 12'0" x 9'3" (3.66m x 2.82m)



The fourth double bedroom has a radiator and a window to the rear overlooking the garden.

### Family Bathroom 7'1" x 5'1" (2.16m x 1.55m)



The beautifully appointed family bathroom has a window to the rear, low level w.c., wash hand basin with a mixer tap over, paneled bath with a mixer tap, glass screen and shower head over, fully tiled walls, tiled flooring with underfloor heating, shaver point, heated towel rail and an extractor fan.

### Double Garage



The property benefits from a double garage with an electric up and over door, power and lighting and a

personal door to the rear. The garage is currently partitioned but the wall could easily be removed if desired. \*NOTE - The garage is also plaster boarded with spotlights.

### To The Outside



To the front of the property there is a lawned garden with shrub boundary hedging and a pathway leading to the front of the home with outside lighting and a canopy porch over the front door. There is a double width block paved driveway providing parking for two cars leading to the garage. Gated access at the side leads to the rear garden.

### Rear Gardens



The good sized rear garden is another great feature of this fantastic family home. There is a large Indian stone patio that runs across the rear with extensive lawned gardens beyond enclosed by fence paneling making it ideal for children and pets.

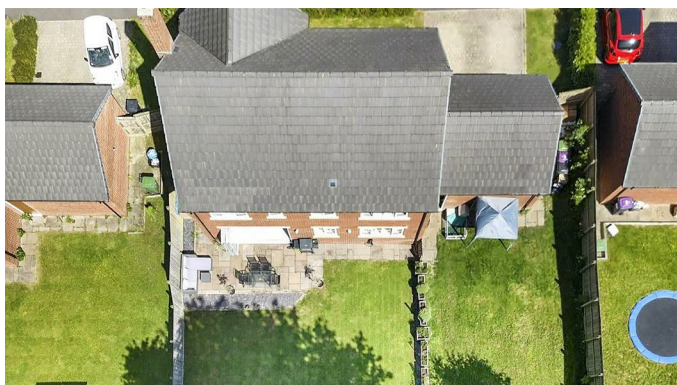
### Additional Photo



### Additional Photo



### Additional Photo



### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour

Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - 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](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **To Make an Offer**

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.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **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.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

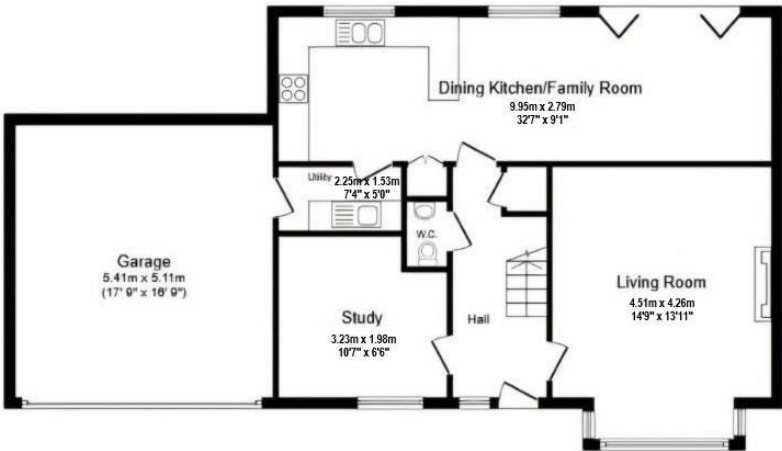
### **Additional Information**

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.

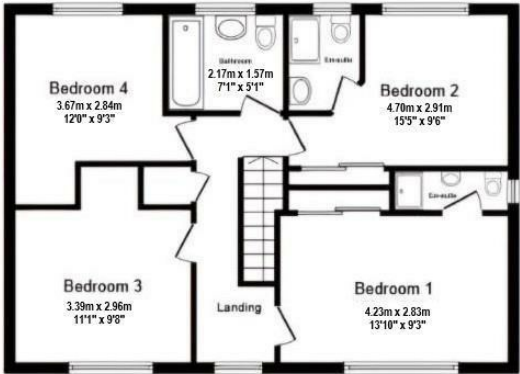
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do

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.

Floor Plan



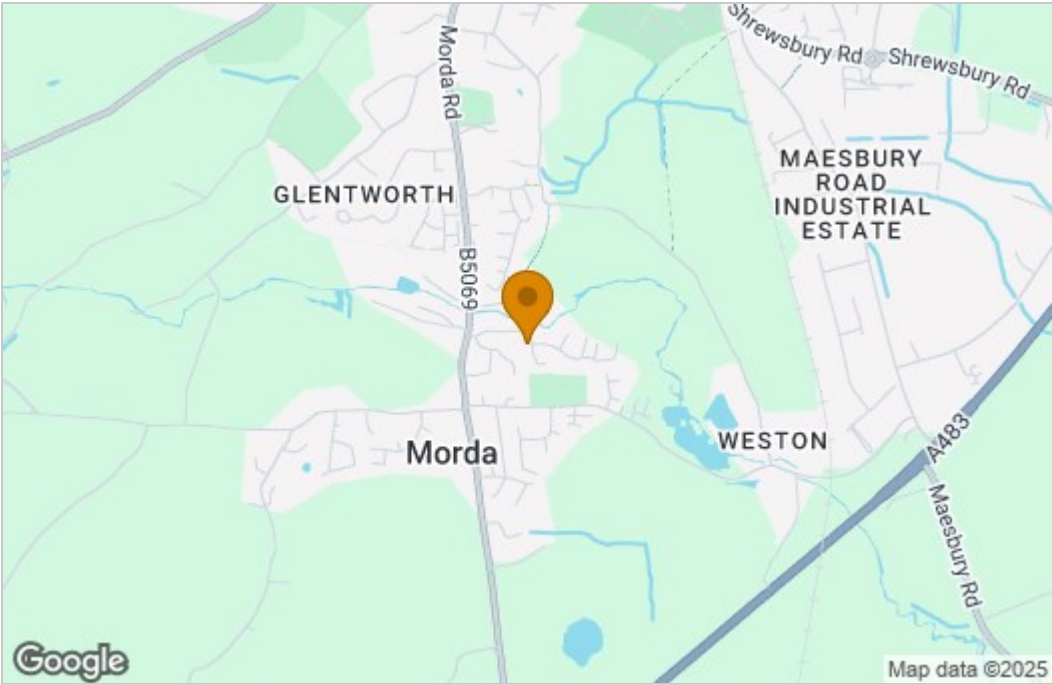
Ground Floor



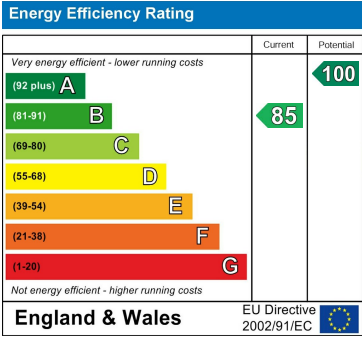
First Floor

Total floor area 171.7 m<sup>2</sup> (1,848 sq.ft.) approx

Area Map



Energy Efficiency Graph



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