

# Town & Country

Estate & Letting Agents



**4 Willowdene St. Martins Road, Gobowen, SY10 7GA**

**Offers In The Region Of £419,500**

WITH NO ONWARD CHAIN!!! AVAILABLE WITH A £10,000 DISCOUNT FOR A SALE AGREED BY 30TH SEPTEMBER!! Town and Country are pleased to welcome to the market this beautiful property located on St. Martins Road in the popular village of Gobowen backing onto open fields to the rear. This spacious home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and three bathrooms, there is ample space and well laid out accommodation. Parking is made easy with a driveway and double garage. Located in the heart of Gobowen, this property offers a perfect blend of tranquillity and accessibility, with local amenities just a stone's throw away.



## Directions

### Overview

This immaculate house was newly built for the current owner in 2012 by an excellent local builder of repute. The house is built in beautiful light sandstone brickwork with all white UPVC gutters/downpipes and has front aspect facing eastwards on to a sports/recreation ground which has a well equipped children's play area. The house stands back approximately 25 meters from St. Martins/Oswestry road and has 2 regular bus stops very close by.

The rear aspect of this beautiful 4 bed detached house (all double rooms) 2 with en suites, faces west and is a sublime, picturesque, calm, and quiet location overlooking large rolling unspoilt meadow which has 2 public rights of way/footpaths. The house is bordered at rear by a small running fresh water stream approximately 4-5 metres below the rear garden of this house which has never flooded. The 'jewel in the crown' of this modern, immaculate, very light, and bright house is a large semi circular UPVC conservatory, which again sits on sandstone bricks and is an absolute sun-trap attracting temperatures in excess of 45-50 degrees, until sunset in summertime.

The house also has a set of attached double garages which features all walls painted white and with red sealant floor covering, plus electric roll-over doors and side door into front entrance of house. This house has been priced on a basis of 'buy me' and we are very confident it will sell without any hesitation.

### Hall



A welcoming hallway with oak flooring, coved ceiling, part glazed door to the front with side panel and stairs off to the first floor. Doors lead to the garage, lounge and the kitchen.

### Lounge 11'1" x 17'3" (3.39m x 5.27m)



A great sized living space with feature marble fireplace with inset gas fire, square bay window to the front letting in lots of natural light, two windows to the side, coved ceiling, double doors leading through to the dining room and a radiator.

### Kitchen/Dining Room 21'1" x 11'7" (6.44m x 3.54m )



The well appointed kitchen comprises a good range of base and wall units with work surfaces over, eye level electric oven, integrated dishwasher and fridge/freezer, gas hob and chimney extractor fan. With breakfast bar, stainless steel one and a half bowl sink and mixer tap, part tiled walls, tiled flooring and spotlighting, A window overlooks the rear garden and a door leads through to the utility.

### Additional Photo



glazed door to the side and a door leading to the cloakroom.

### Cloakroom

Having W/C, wash hand basin, tiled flooring, window to the side and a radiator.

### Landing



### Dining Area



The bright, spacious landing has a window to the front, radiator and an airing cupboard off with a hot water tank. Doors lead off to the bedrooms and the bathroom.

### Bedroom One 11'10" x 9'10" (3.61m x 3.00m)



Having oak flooring, radiator and double doors leading through to the conservatory.

### Conservatory 13'1" x 9'10" (4.00m x 3.00m)



Perfect for a summers day, the conservatory is a great place to relax with tiled flooring, dwarf walls and double doors leading in to the garden.

### Utility 8'11" x 5'8" (2.72m x 1.75m)

Having a window to the rear, fitted base units with work surfaces over, part tiled walls, stainless steel double sink and mixer tap, plumbing for washing machine, tiled floor, Worcester gas boiler, part

A good sized double bedroom with a window to the rear with views over the garden and fields beyond, radiator, a range of modern fitted wardrobes and storage and a door leading through to the ensuite.



### Additional Photo



### Ensuite



The en suite is fitted with a double shower cubicle and mains shower, W/C, wash hand basin with a mixer tap over, extractor fan, vinyl flooring and a heated towel rail.

### Bedroom Two 9'4" x 11'9" (2.85m x 3.60m)



The second double bedroom has a window to the rear with views, radiator and a loft hatch.

### Bedroom Three 14'11" x 11'1" (4.56m x 3.38m)



The third double bedroom has a window to the front, radiator, built in double wardrobes and a door leading to the ensuite.

### Additional Photo



### Ensuite



Fitted with a wash hand basin with a mixer tap over, W/C, shower cubicle with mains fitted shower, vinyl flooring, heated towel rail and an extractor fan.



### Bedroom Four 9'6" x 11'6" (2.91m x 3.53m)



The fourth double bedroom has a window to the front with views, oak flooring and a radiator.

### Family Bathroom



The modern bathroom is fitted with a panelled bath with a mains powered shower over, W/C, wash hand basin, vinyl flooring, heated towel rail, window to the rear, fully tiled walls and an extractor fan.

### Double Garage 18'3" x 17'5" (5.57m x 5.33m)



The double integral garage has two electric up and over doors, loft hatch, window to the side, door to the hall, plumbing and lighting.

### Front Garden

To the front of the property there is a double width driveway with lawned gardens and a path leading to the covered front porch with lighting. The property enjoys an Easterly frontal aspect across a B road onto the sports and recreation field which is fitted with ample apparatus for children. There are also two bus stops close by with the road being 25 metres away from the house.

### Rear Garden



The pretty rear garden is another great feature of this property having a large patio with lawns beyond, shrubbed beds, fence panelling and an additional patio overlooking the fields. There is a further side garden with a shed. There is also an outside tap and gated front access. The rear aspect of this beautiful home faces West and is an ideal sun trap enjoying sunshine from around 1 pm until late evening (sunset). The conservatory often reaches 40-50c.

### Additional Photo





### Additional Photo



### Additional Photo



### Views To The Rear



### 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, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

### To Book a Viewing

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

### 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.

### 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.

## **Services**

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

## **Money Laundering Regulations**

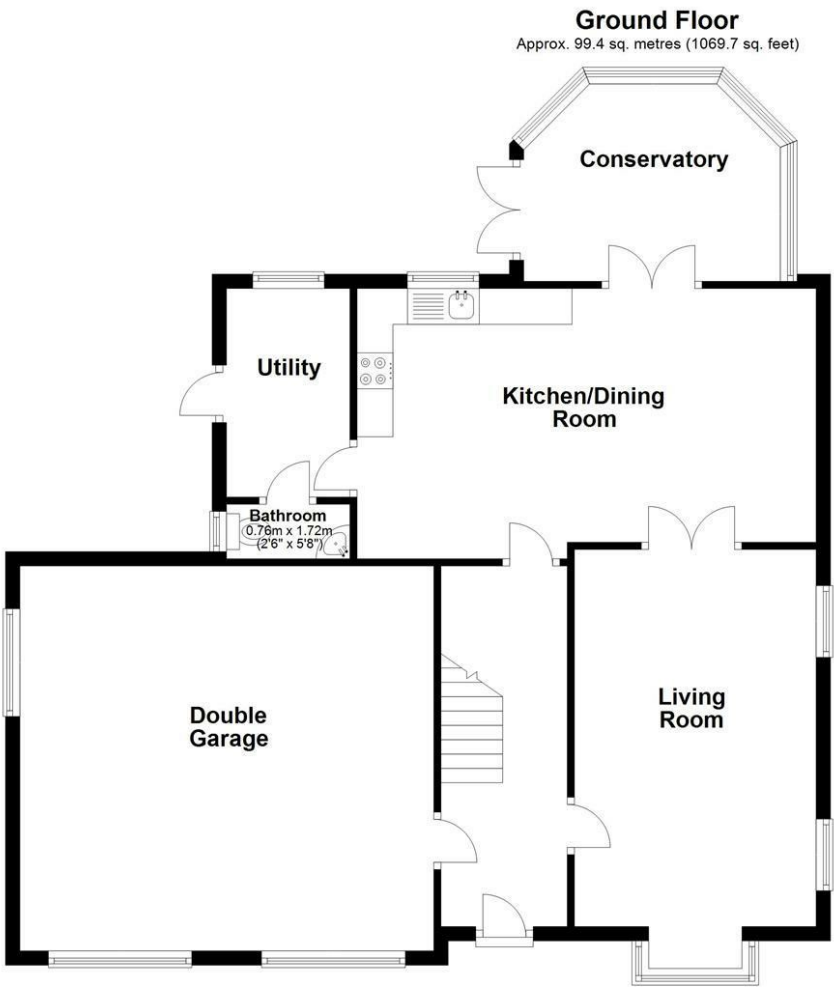
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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

## **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.

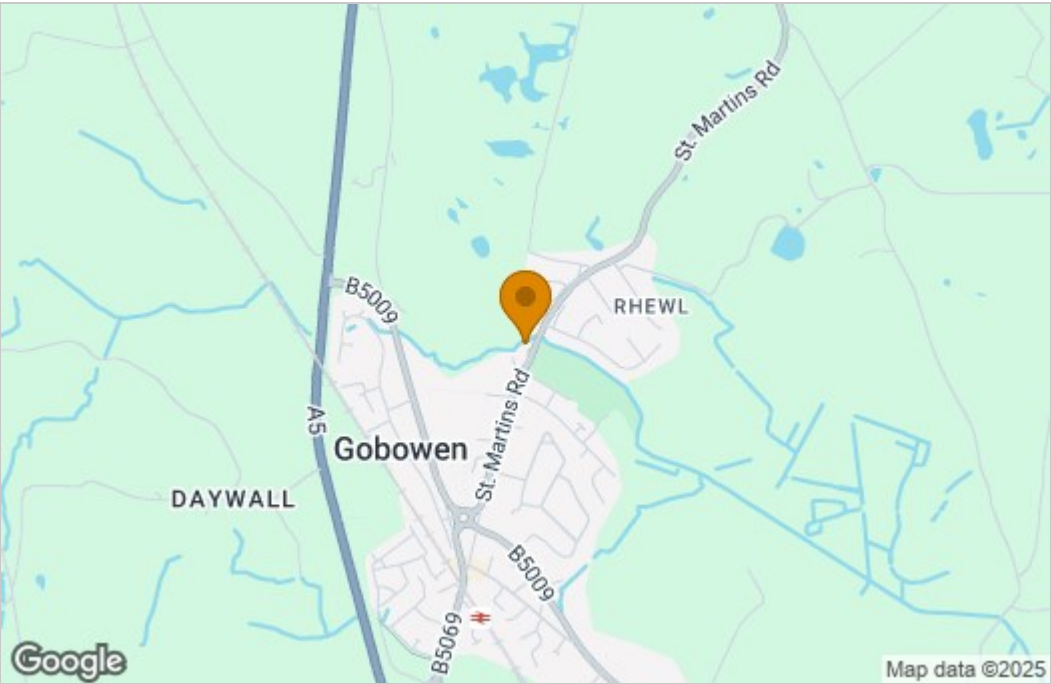
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

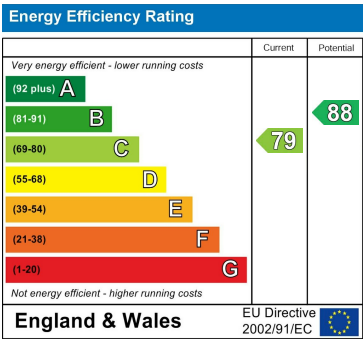


Total area: approx. 169.7 sq. metres (1826.7 sq. feet)

Area Map



Energy Efficiency Graph



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