

Town & Country

Estate & Letting Agents



38 Croeswylan Lane, Oswestry, SY10 9PR

Offers In The Region Of £525,000

Located towards the top of the sought after Croeswylan Lane in Oswestry, this stunning detached bungalow offers a perfect blend of contemporary living and tranquil surroundings. Spanning an impressive 1,335 square feet, this spacious home boasts a large inviting reception room and beautiful kitchen/family room, ideal for both relaxation and entertaining. The property features three well-proportioned bedrooms, including a master suite with an en suite bathroom, ensuring comfort and privacy for all residents. A thoughtfully designed utility room adds to the practicality of the home, making daily tasks a breeze. This bungalow has been finished to a high specification, showcasing modern aesthetics and quality craftsmanship throughout. The expansive layout provides ample space for family living, while large windows invite natural light, creating a warm and welcoming atmosphere. One of the standout features of this property is its generous parking capacity, accommodating up to nine vehicles, which is a rare find in such a desirable location. The bungalow enjoys an open aspect to the rear offering a peaceful retreat while still being within walking distance of the vibrant town centre of Oswestry, where you can enjoy a variety of shops, cafes, and local amenities. This highly sought-after location combines the best of both worlds: the tranquility of peaceful living with the convenience of town life. Whether you are looking for a family home or a peaceful retreat, this exceptional bungalow is sure to impress. Don't miss the opportunity to make this beautiful property your own.

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 towards the top, where the property will be found on the right hand side, set back off the road.

Accommodation Overview

The property has undergone a recent renovation to create a truly stunning, modern, bright and contemporary property. With a high attention to detail in every area, the property wants for nothing. Having a beautiful fitted kitchen offering a good range of fitted units, whilst the large lounge boasts a state of the art wall mounted inset electric fire. Decorated in muted, natural tones throughout and having large windows letting in lots of natural light, the bungalow is perfect for those wanting a feeling of space and modern living. To the exterior, the gardens are well kept with a lovely area to relax and entertain whilst to the front the parking caters for large families and visitors.

Location



Located on the edge of the pretty market town of Oswestry, the property has the best of both worlds. Just a short stroll will take you into the country along the tree lined lane, whilst the town centre can also be reached by foot or within a couple of minutes by car.

Entrance Porch

The entrance porch has a window to each side, a part glazed door with side panels to the front and wood flooring.

Hallway 17'6" x 12'1" (5.34m x 3.70m)



The bright, spacious hallway has doors leading to the rooms, wood flooring, radiator, coved ceiling and a built in storage cupboard.

Additional Photo



Lounge 18'3" x 14'2" (5.58m x 4.34m)

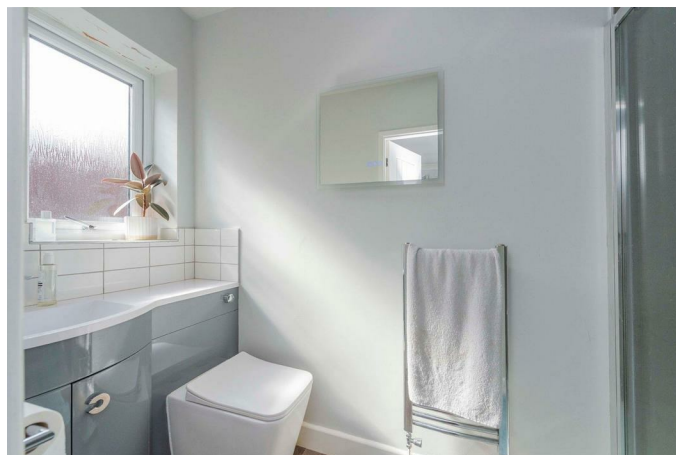


The spacious lounge is a great space to entertain having a large bow window to the front, contemporary radiator, wood flooring, coved ceiling, wall lighting and a focal inset contemporary electric fire with glass enclosure.

Additional Photo



En Suite 8'8" x 3'10" (2.65m x 1.19m)

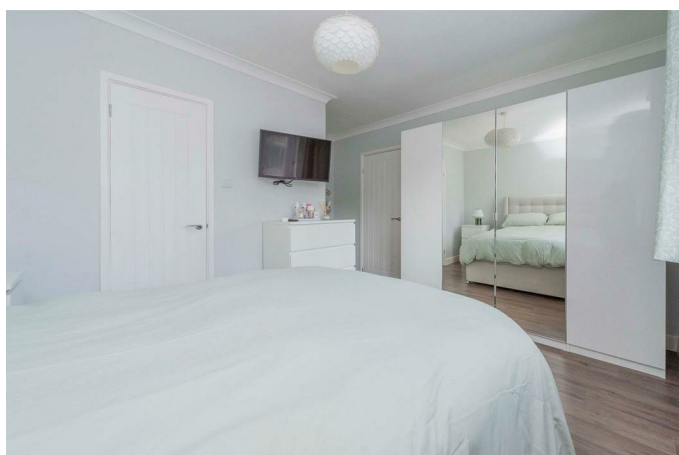


Bedroom One 13'1" x 13'6" (4.01m x 4.14m)



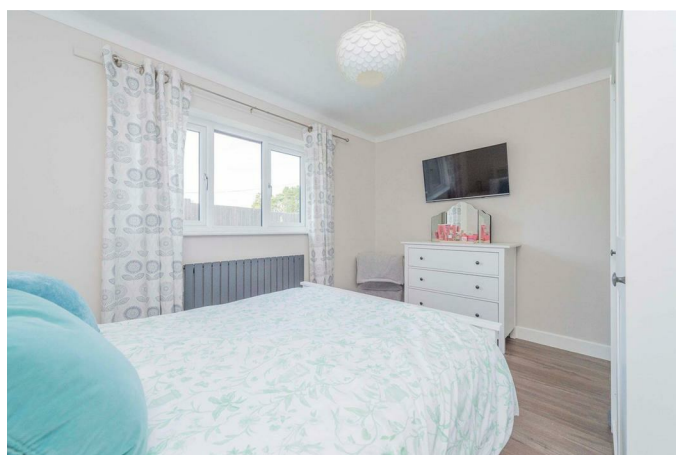
The first double bedroom is very bright having a bow window to the front, contemporary radiator, wood flooring, coved ceiling and a door leading through to the en suite.

Additional Photo



The well appointed en suite has a double shower cubicle with a mains powered shower with two shower heads (rainfall and hand held), heated towel rail, wash hand basin and a low level w.c. on a modern vanity unit with a mixer tap over, a window to the side, wood flooring, part tiled walls and aqua paneling.

Bedroom Two 12'4" x 9'11" (3.76m x 3.04m)



The second good sized double bedroom has a window to the rear overlooking the garden, wood flooring, contemporary radiator and a coved ceiling.

Additional Photo

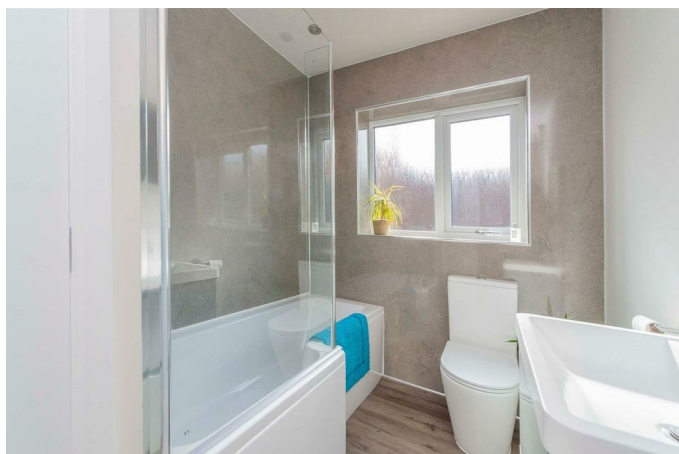


Bedroom Three 9'11" x 9'0" (3.04m x 2.76m)



The third double bedroom is another bright room having wood flooring, a contemporary radiator and French doors leading out onto the rear garden.

Family Bathroom 8'8" x 6'4" (2.65m x 1.94m)



The lovely family bathroom is fitted with a P shaped bath with a glass screen over, mixer taps and a shower head, waterfall shower over the bath with concealed controls, aqua paneling, a window to the side, a low level w.c. and a wash hand basin on a modern vanity unit with mixer taps over, heated towel rail, wood flooring, spotlighting and a built in airing cupboard off.

Kitchen/ Family Room/ Dining Room 18'3" x 15'1" (5.58m x 4.61m)



The kitchen/ dining and family room is the real heart of this stunning home. Fitted with an extensive range of base and larder style gloss fronted modern units with granite work surfaces over and matching up stands, an inset one and a half bowl sink with a mixer tap over, ceramic hob, eye level double ovens, space for an American fridge, breakfast bar, integrated dishwasher, wood flooring, modern vertical radiator, spotlighting and a coved ceiling. A large window and French doors leading onto the rear garden let in lots of light. A door also leads through to the utility.

Additional Photo



Additional Photo



Additional Photo

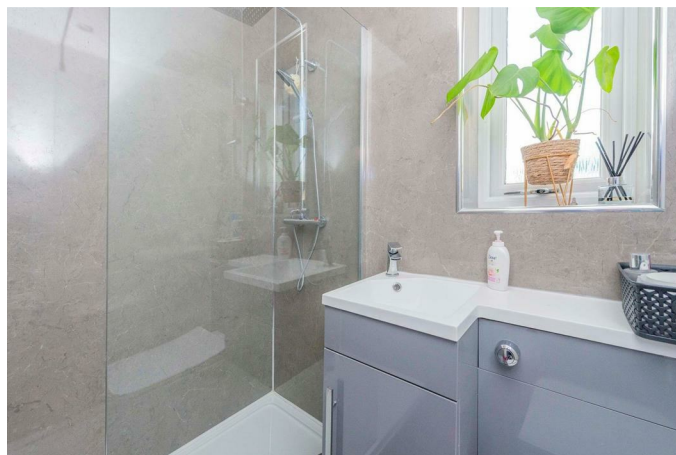


Utility 12'7" x 8'3" (3.86m x 2.53m)



The utility offers a good space having fitted units and work surface, a window to the rear, wall mounted gas fired boiler, part tiled walls, part glazed door leading out to the side, wood flooring, stainless steel sink, plumbing for a washing machine, space for a tumble drier and a modern radiator. Doors lead to the garage and the shower room.

Shower Room 5'9" x 4'11" (1.77m x 1.51m)



The modern shower room has a window to the rear, wash hand basin and a low level w.c. on a vanity unit with a mixer tap over, wood flooring, heated towel rail and a double walk in shower cubicle with aqua paneling and two shower heads (rainfall and hand held).

Integral Garage 21'1" x 12'7" (6.43m x 3.86m)

The large integral garage has two timber doors to the front, a window to the side and loft hatch access.

To The Outside



The property is located towards the top of Croeswylan Lane and is accessed over the driveway that leads to the property.

Front Gardens

The property has two gated entrances leading onto a large block paved driveway providing parking for a number of cars. There is further block paved parking to the side whilst the front boundary has a low brick wall and graveled borders.

Rear Gardens



The beautiful rear gardens are another great feature of this fantastic home. Having a large Indian stone patio ideal for entertaining or just relaxing along with a good sized lawn with well stocked shrubbed and planted borders. The gardens back onto an open aspect to the rear giving a real feel of privacy. The boundary is fully fenced and has a useful storage area at the far side along with an outside tap and pretty arch leading to the front.

Additional Photo



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, Zoopla, 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.

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.

Hours Of Business

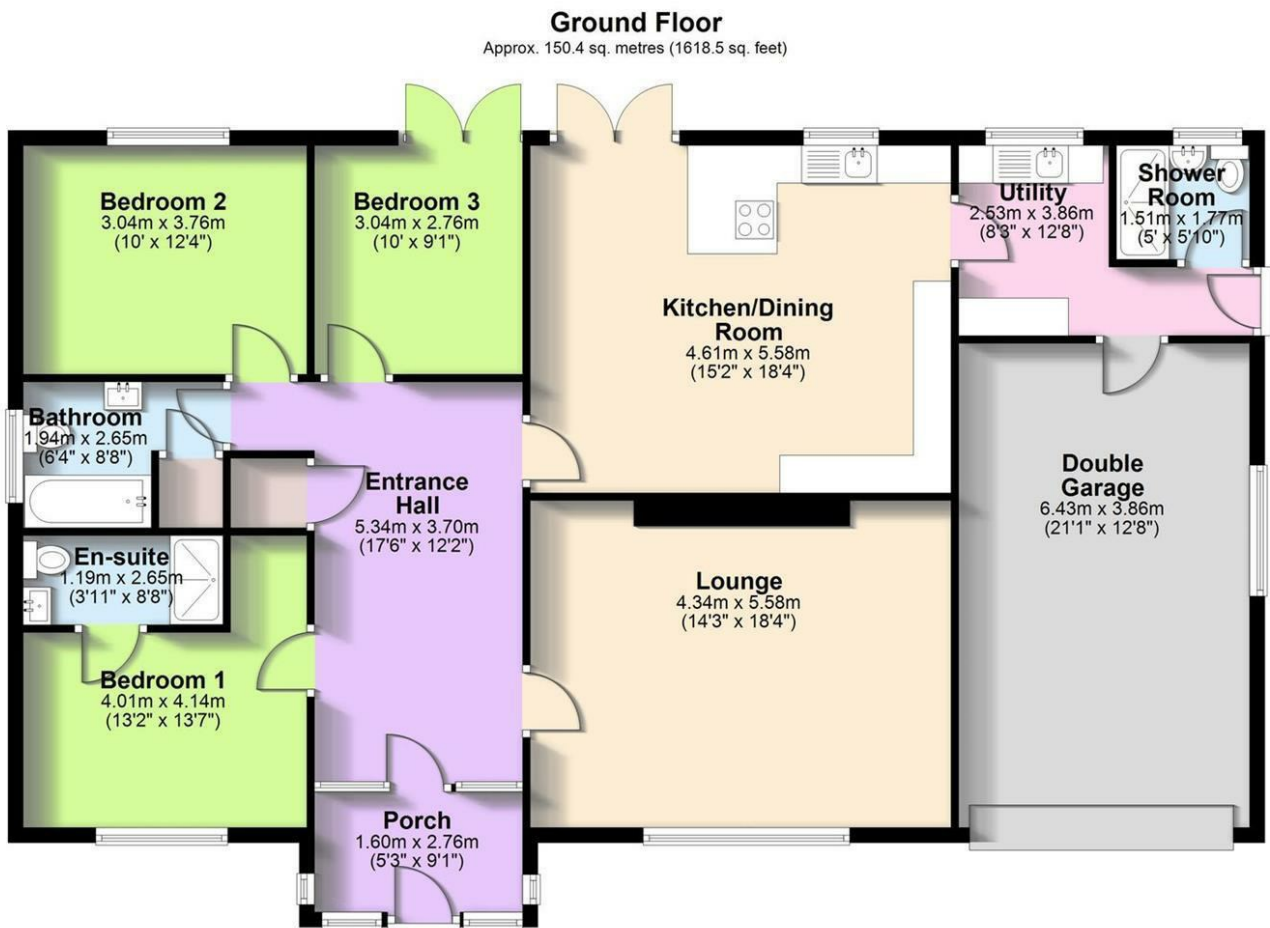
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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

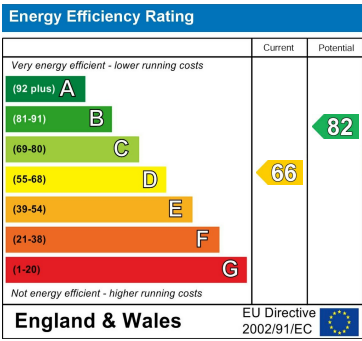


Total area: approx. 150.4 sq. metres (1618.5 sq. feet)
All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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