

# Town & Country

Estate & Letting Agents



**5 Addison Walk, Gobowen, SY11 3LG**

**Offers In The Region Of £325,000**

Town and Country Oswestry are delighted to offer to the market this STUNNING, SPACIOUS THREE-BEDROOM SEMI-DETACHED PROPERTY with extensive LANDSCAPED rear gardens, extending in total to approximately 1/4 of an acre. Situated in a quiet position on the outskirts of Gobowen, near to the town of Oswestry, this property has three double bedrooms, off-road parking and gardens that must be seen to be appreciated backing onto the historic, protected Watt's Dyke Way, Forster's Meadow and the River Perry. Railway station 7 mins walk, and easy access to the A5.

### Directions

From our Oswestry office, take the Gobowen road out of town. On reaching the roundabout, take the second left towards Gobowen. On entering the village proceed over the level crossing and take the first exit off the roundabout onto Chirk Road where the property will be found on the right hand side.

### Accommodation Comprises:

#### Canopy Porch

The property has a canopy porch with lighting over the tiled front step.

#### Hall

Having a part-glazed stained-glass uPVC front door, with oak doors leading through to the dining room and lounge. Stairs with oak banister lead up to the first floor.

#### Lounge 18'8" x 11'4" (5.71 x 3.47m)



A lovely generous room, with a bow window to the front overlooking the front garden, radiator, built-in shelving, stone fireplace with stone-tiled hearth and inglenook with eco wood-burner inset, TV point, and French doors leading through to the conservatory letting in plenty of light.

#### Lounge Opening into Conservatory



### Eco Wood-burner with Stone Surround



### Conservatory 13'1" x 10'11" (4.00 x 3.35m)



Having uPVC frame, radiator, ceiling fan and French doors leading out into the large patio and garden. A peaceful, private place to read, listen to music, or just sit and take in the view over the beautiful garden.

### Dining Room 11'4" x 9'10" (3.46 x 3.00m)



## Dining Room



The dining and kitchen area is a fantastic space for families and entertaining, with a bow window to the front, radiator, and tile-effect laminate flooring. This generous space easily fits a large dining table and snug furniture. An archway leads through to the kitchen.

**Kitchen 15'5" x 8'10" (4.72 x 2.70m)**



Having a window to the rear overlooking the garden and a further window to the side, fitted with a large range of base and wall units and an understairs cupboard providing additional storage. There is space and plumbing for a washing machine, and included is an integral dishwasher and recently fitted electric oven and gas hob with integral extractor fan. There is a stainless-steel single sink with mixer tap, space for a large fridge-freezer, tile-effect laminate flooring, part-tiled walls, and spotlighting. From the kitchen, a part-glazed door to the side exits into the garden.

## Open Plan Kitchen & Dining



## Landing

Having a window to the rear, a radiator, loft hatch and a linen cupboard off. Oak doors lead to the three bedrooms and bathroom.

**Bedroom One 13'1" x 12'9" (4.00 x 3.90m)**



A bright king-sized room, having a radiator and window to the front overlooking the front garden towards All Saints Church and the Welsh hills beyond. Purpose-built wardrobes provide ample storage.

### **Bedroom Two 12'11" x 12'3" (3.94 x 3.75m)**



A large double room with dual aspect windows to the front and to the side letting in plenty of light, with a radiator, wood flooring and a large walk-in cupboard with lighting.

### **Bedroom Three 9'4" x 7'9" (2.85 x 2.37m)**



A double room with radiator and window to the rear overlooking the gardens, with Forster's Meadow and Watt's Dyke Way beyond.

### **Front Garden & Driveway**



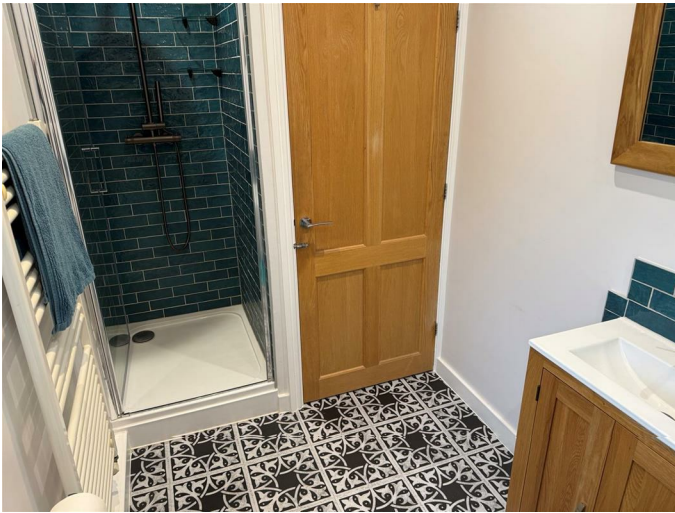
To the front of the property is a driveway providing parking for several vehicles. There are gravelled low-maintenance flower beds, with brick boundary wall and established trees giving good privacy. A side gate gives access to the rear garden.

### **Bathroom 11'11" x 5'10" (3.65 x 1.80m)**



This recently fitted bathroom really has the wow factor! With window to the rear providing lots of natural light, it benefits from a free-standing oval bath with mixer tap, W/C, hand basin with mixer tap on an oak vanity unit, oak wall-mounted mirror, oak shelving, heated towel rail, dimmer spotlighting and extractor fan, full Zellige tiling in the rainforest shower alcove, part-tiled walls, and LVT patterned flooring.

### Fully-Tiled Rainforest Shower Alcove



### Rear Elevation



### Rear Garden Patio & Top Garden



The rear garden is a fantastic feature of this property. The gated side access is gravelled, leading to an open, decked area, a great place to sit. There is a large patio off the conservatory, perfect for al fresco dining, with small pond and extensive lawns, organic raised veggie beds, and established fruit trees, edged by an abundance of perennial shrubs and plants. The bees and butterflies love it!

A shed provides useful storage, with sheltered gravelled nook for bicycles, two rainwater butts, an outdoor tap and compost unit. At the end of the top garden, there is an insulated summerhouse with another patio and decked area. A cottage garden planted with perennials provides a riot of colour from early spring through to winter, and a lovely pathway and archway leads down to a sunken gravelled area with ornate paving, backing onto Forster's Meadow.

The gardens are enclosed by high fencing and hedging for complete privacy, and from front to rear extend to approximately ¼ of an acre.

### Archway to Lower Area



### Summerhouse 13'1" x 13'1" (3.98 x 3.98)

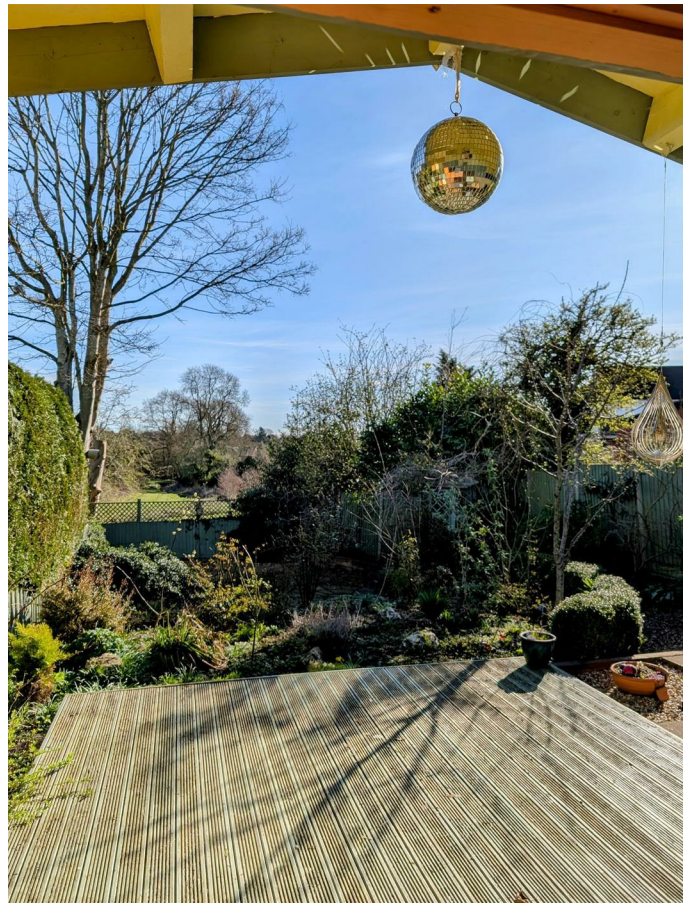


A very versatile space with mains electricity. Used by the current owners for yoga, music and art, or just to sit and listen to the birds and drink in the view, this is a wonderful place to find peace and quiet. With double doors opening up to a decking and cottage garden, and looking across to Forster's Meadow, Watt's Dyke Way, the River Perry and the rising sun, this is a recommended spot for breakfast! This peaceful space makes a great summerhouse, office or studio.

## Summerhouse in Spring



## From the Summer House



## Timber Garage 16'2" x 8'0" (4.94m x 2.45m)



Located at the side of the property with double timber doors opening onto the driveway.

## Local Walks



Local walks: Nearby public footpath leading to Watt's Dyke Way, Henlle Park, Lyon's Quay resort and spa, country lane, with the Llangollen canal, canal side pubs, Chirk Castle and Chirk Aqueduct all within easy walking distance.

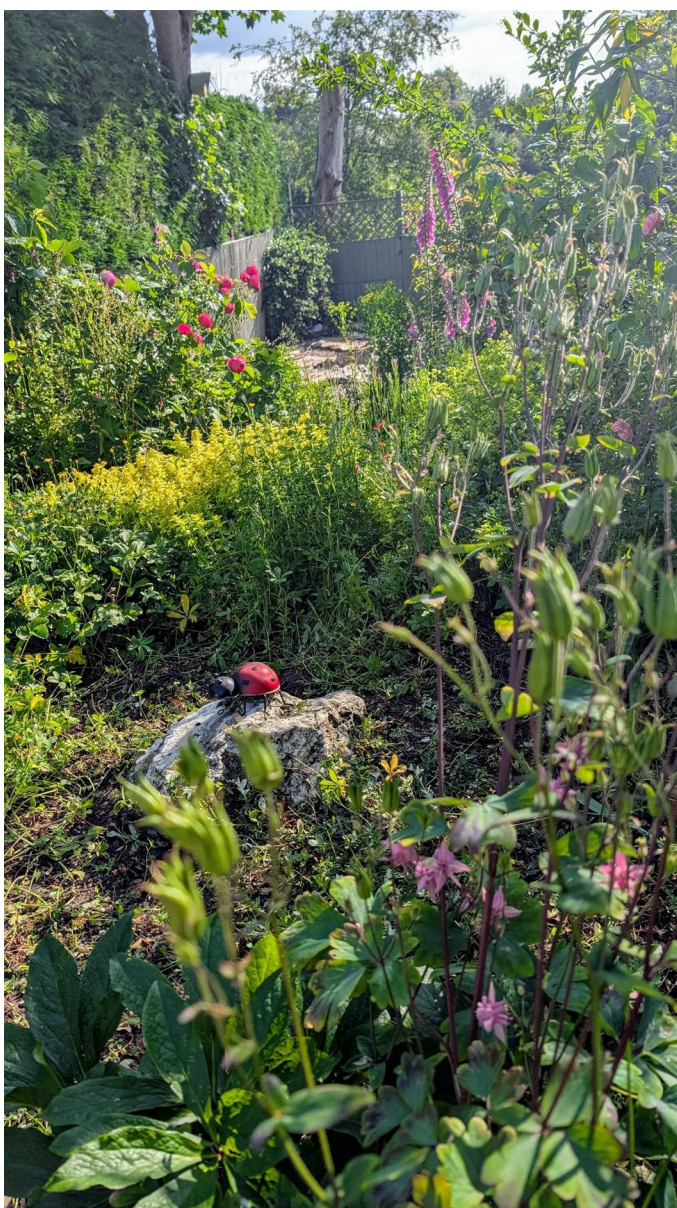
**Additional Photo**



**Sunken Garden**



**Cottage Garden in Summer**



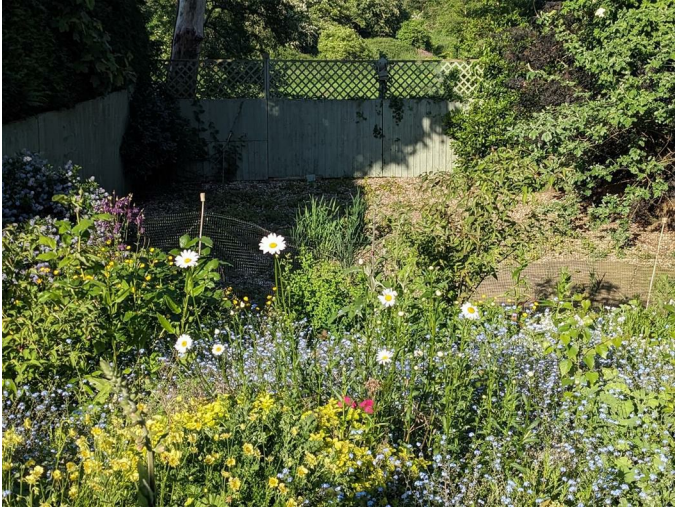
**Organic Raised Veggie Beds**



**Shed**



## Cottage Garden



## Additional Photo



## Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## To View a 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.

## 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.

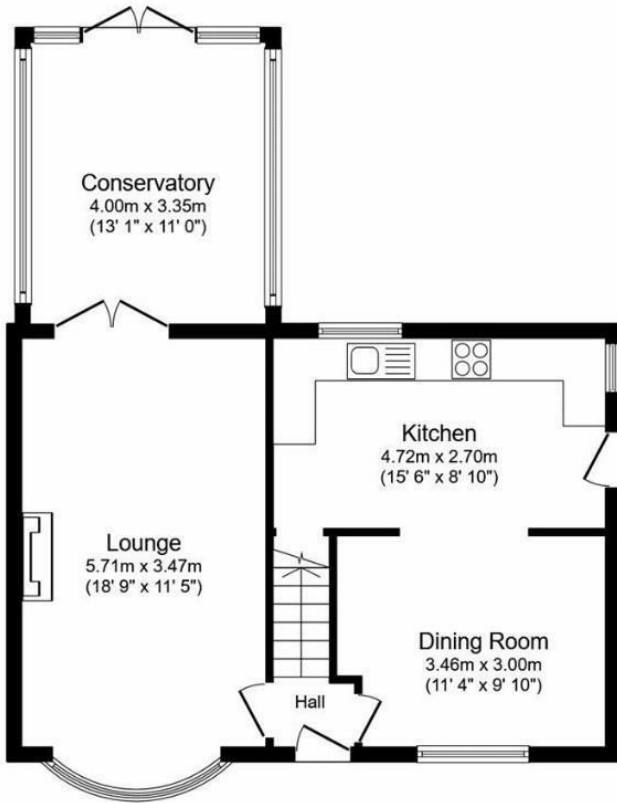
## Additional Information

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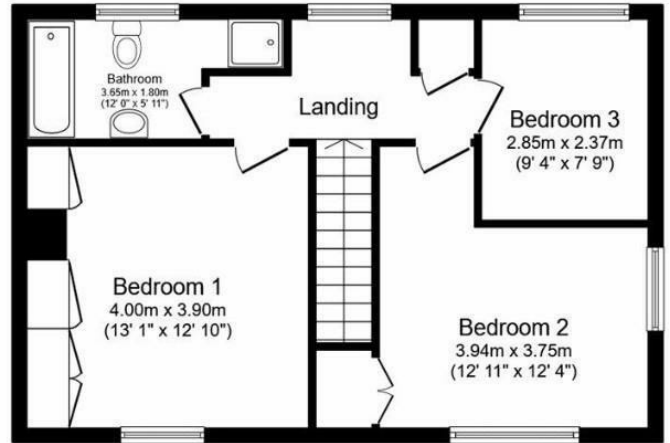
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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



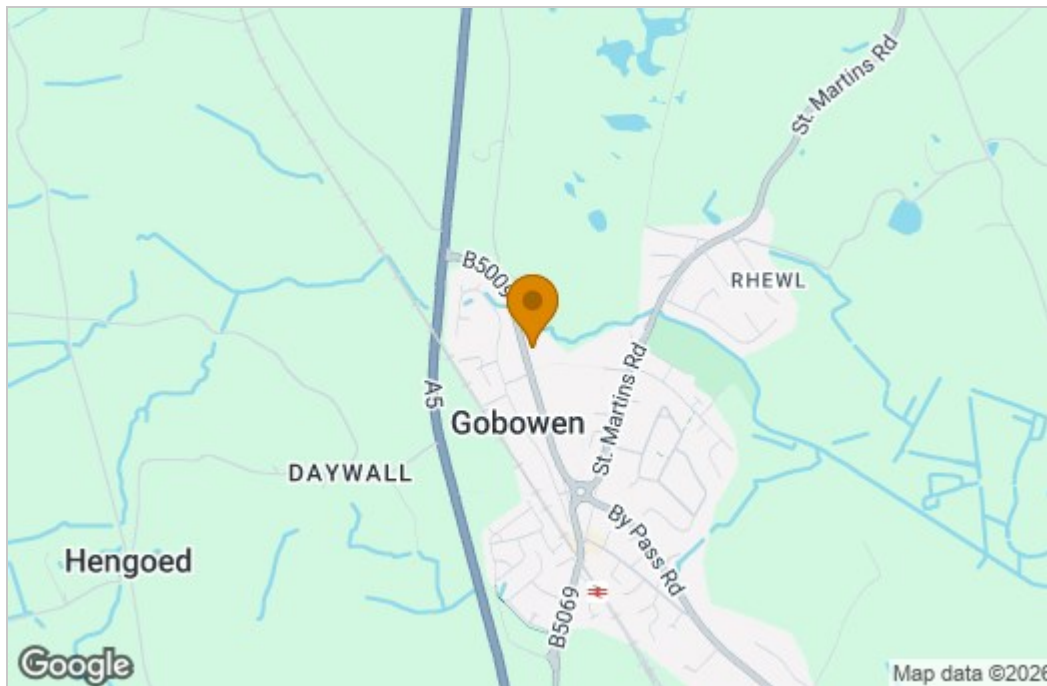
**Ground Floor**



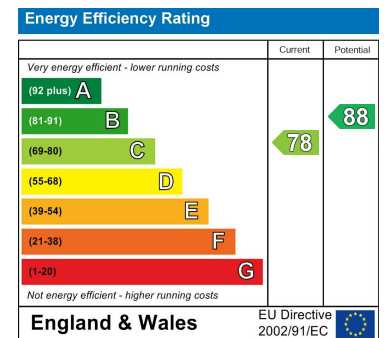
**First Floor**

Total floor area 114.4 sq.m. (1,232 sq.ft.) approx

## Area Map



## Energy Efficiency Graph



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