Town & Country

Estate & Letting Agents









17 Queensway, Nesscliffe, SY4 1BD

Offers In The Region Of £315,000

A beautifully presented three-bedroom detached newly built home, peacefully positioned in the sought-after village of Nesscliffe, offering a wonderful blend of modern living, comfort and countryside charm. Set along Queensway, this attractive home provides well-proportioned accommodation arranged over two floors, with a welcoming reception hall leading to the principal living spaces. The contemporary kitchen is well equipped with a comprehensive range of integrated appliances, while the generous reception room features French doors opening onto the rear garden, creating a lovely connection between the home and outside space.

Upstairs, three comfortable bedrooms provide excellent accommodation, with the principal bedroom benefiting from fitted wardrobes and a pleasant outlook towards the surrounding farmland.

Outside, the property is approached via a block-paved driveway providing off-road parking for two vehicles. The enclosed rear garden offers a paved seating area and raised lawn, making it an ideal space for relaxing or entertaining during the warmer months. A wonderful opportunity to acquire a modern detached home in a delightful village setting, with attractive accommodation, excellent outdoor space and far-reaching countryside appeal.

Directions



From our Oswestry office take the Shrewsbury road heading onto the A5. Proceed along this road until reaching the roundabout signposted Nescliffe. Turn left here and follow the road along for approximately half a mile before turning right signposted Kinton. Proceed along this road for approximately two miles until reaching the hamlet of Kinton. At the end of the hamlet turn left onto Wilcott Avenue and then first right into Queensway. Follow the road down to the end where the property will be found on the left.

Nesscliffe

Nesscliffe is a popular village surrounded by beautiful Shropshire countryside, offering a peaceful setting whilst remaining conveniently positioned for access to Shrewsbury and the wider area. With its appealing combination of village life, countryside views and modern amenities, this is a home that offers both lifestyle and practicality.

Accommodation Comprises

Reception Hall



A part-glazed entrance door opens into the inviting reception hall, creating a welcoming first impression. The hall features attractive vinyl flooring, contemporary ceiling spotlights and a useful understairs storage cupboard, while a staircase rises gracefully to the first floor.

Cloakroom



The room is finished with attractive wood-effect vinyl flooring and features a modern wash hand basin with mixer tap over and tiled splashback, complemented by a WC. Window to the front and extractor fan.

Kitchen/Dining Room 15'11" x 11'4" (4.87m x 3.46m)



The kitchen is fitted with an excellent range of contemporary wall and base units, complemented by attractive wood-grain work surfaces with matching upstands. A granite-effect 1½ bowl sink unit with mixer tap is inset into the work surface, alongside a built-in electric double oven, ceramic hob and extractor hood.

Further benefits include useful under-cupboard lighting, an integrated dishwasher, washing machine, fridge/freezer and microwave oven. Spotlights to the ceiling and a high-level TV point add to the practicality of the space, while a useful cupboard provides housing for the modern hot water tank and underfloor heating manifold system. Window to the front.

Additional Photo



Lounge 18'11" x 11'6" (5.77m x 3.53m)



A bright and inviting reception space, featuring a high-level TV point and attractive carpet flooring. French doors, complemented by matching side windows, provide a wonderful outlook and open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

Additional Photo



First Floor Landing



The landing benefits from a useful built-in storage cupboard, convenient access to the roof space and an attractive oak staircase bannister, adding a warm and stylish finishing touch.

Landing Views



Bedroom One 12'0" x 11'2" (3.67m x 3.42m)



The bedroom benefits from a range of fitted wardrobes, a TV point and a window to the front, enjoying a pleasant outlook over the surrounding farmland.

Ensuite Shower Room



The shower room is beautifully appointed with wood-effect vinyl flooring and a contemporary tiled shower enclosure, fitted with a mains shower featuring both a rainfall showerhead and additional shower attachment, together with a glazed sliding door and screen. There is also a wash hand basin with mixer tap and tiled splashback, WC, heated towel rail and a side-facing window providing natural light.

Bedroom Two 11'4" x 10'11" (3.47m x 3.35m)



The bedroom benefits from fitted double wardrobes, a TV point and radiator, with a rear-facing window providing an attractive outlook and plenty of natural light.

Bedroom Three 11'10" x 7'6" (3.62m x 2.31m)



A rear-facing window provides plenty of natural light, complemented by a radiator for added comfort.

Bathroom



The bathroom is stylishly appointed with wood-effect vinyl flooring and a panelled bath with mixer tap over, complemented by tiled walls. There is a modern WC and wash hand basin with mixer tap and tiled splashback, together with a chrome ladder-style heated towel rail. Further features include ceiling spotlights, a useful fitted storage cupboard, front-facing window and extractor fan.

Outside



The property is approached via a block-paved driveway providing off-road parking for two vehicles, partially enclosed by attractive brick walling. A pathway with steps leads to the main entrance, with further matching pathways and gated access to both sides of the property, providing convenient access to the rear garden.

The rear garden features a paved patio area, ideal for outdoor seating and entertaining, with steps leading up to a raised lawn enclosed by panel fencing. A separate fenced area houses the Vaillant air-source heating unit. External wall lighting and a double power point further enhance the outdoor space.

Additional Photo



Side Views



Driveway



Aerial View



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 C.

To Book a Viewing

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

Hours Of Business

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

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.

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.

Money Laundering Regulatory Checks

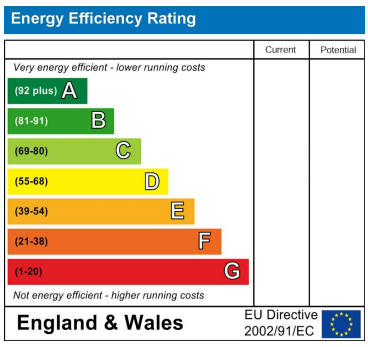
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk