Town & Country

Estate & Letting Agents









1 Orchard Close, St Martins, SY11 3FF

Offers In The Region Of £320,000

Nestled in the tranquil setting of Orchard Close, off Cottage Lane in St Martins, this beautifully presented detached bungalow offers a perfect blend of comfort and modern living. With three spacious bedrooms and two well-appointed bathrooms, this property is ideal for families, retirement or those seeking a peaceful retreat. The bungalow boasts a modern high specification finish throughout, ensuring that it is ready for you to move in without delay. The inviting reception room and spacious kitchen provides a warm and welcoming space for relaxation and entertaining, while the fully enclosed gardens offer a private outdoor area to enjoy the serene surroundings. Situated within a small development of just ten properties, this home benefits from a semi-rural location that is both quiet and picturesque, with lovely views and countryside walks to enhance your daily living experience. Despite its peaceful setting, essential amenities are conveniently close at hand, making it easy to access everything you need. For those with vehicles, the property includes parking for up to two vehicles, along with a garage for additional storage or secure parking. This delightful bungalow is not just a house; it is a place where you can truly feel at home. Don't miss the opportunity to make this charming property your own.

Directions



From Oswestry join the A5 travelling towards Wrexham. At the Gledrid roundabout take the fourth exit towards St. Martins. Proceed through the village until reaching the mini roundabout. Take the second exit straight onto Ellesmere Road. Take the first right onto Cottage Lane and follow the road along before turning right onto Orchard Close where the property will be found on the left hand side.

Hallway

The hallway features a part-glazed entrance door to the front, high-quality wood-effect laminate flooring, loft access, radiator and a useful cloaks area. Doors lead off to all the rooms.

Kitchen/Dining Room 16'8" x 9'11" (5.10m x 3.04m)



The modern and well-presented kitchen/dining room is fitted with a range of modern wall and base units with complementary work surfaces over, enhanced by stylish under-unit lighting and plinth lighting. Integrated appliances include a Beko electric double oven, gas hob with extractor fan, fridge freezer and washing machine. There is also additional space for a separate freezer. Further features include a stainless steel sink with mixer tap, a glass splashback, attractive tiled flooring, recessed spotlights and a wall-mounted boiler. The room enjoys plenty of natural light from windows to both the front and side elevations and is finished to a lovely, well-maintained standard, creating a practical and inviting space for everyday living and dining.

Additional Photo



Additional Photo



Lounge 16'8" x 11'6" (5.10m x 3.53m)



The good-sized lounge offers a comfortable living space, featuring high-quality wood-effect laminate flooring, a TV point and radiator. Patio doors provide direct access onto the rear garden, while an additional window to the side elevation allows plenty of natural light into the room.

Additional Photo



Bedroom One 11'6" x 10'1" (3.52m x 3.09m)



Bedroom one is a good-sized double bedroom, featuring a spacious bay window to the side and a window to the rear elevation, high-quality laminate flooring and a radiator. There are also fitted mirrored wardrobes, providing ample hanging and storage space, along with a door leading through to the en-suite.

Additional Photo



En-Suite 8'1" x 4'2" (2.47m x 1.29m)



The en-suite comprises a shower cubicle with a mains-fed shower and glass screen, a WC and wash hand basin. Further features include a heated towel rail, window to the rear elevation, part-tiled walls and tiled flooring.

Bedroom Two 11'6" x 10'2" (3.51m x 3.10m)



Bedroom two is a well-proportioned double bedroom, enjoying plenty of natural light from a window to the side elevation. The room also benefits from high-quality laminate flooring, fitted mirrored wardrobes providing ample storage and a radiator.

Bedroom Three 10'0" x 6'7" (3.05m x 2.01m)



Bedroom three features a window to the front elevation, allowing natural light into the room. The room is finished with high-quality laminate flooring and also benefits from a radiator and TV point.

Bathroom 6'11" x5'6" (2.13m x1.68m)



The well appointed family bathroom is fitted with a panelled bath with a mains-fed shower over and glass shower screen, WC and wash hand basin with mixer tap over. Further features include part-tiled walls, tiled flooring, a shaver point, heated towel rail, extractor fan and a window to the rear elevation providing natural light and ventilation.

To the Front



To the front of the property is a generous driveway providing ample off-road parking and leading to the garage. There is also a pathway extending around the side of the property with gardens and access to the rear garden.

Garage



The garage benefits from an electric up-and-over door, power and lighting, together with useful storage space.

To the Rear



The south-facing rear garden is enclosed by established hedging, providing a good degree of privacy. The garden features a well-maintained lawn with decorative, well-established shrubs, a patio area ideal for outdoor seating and entertaining, together with outside lighting.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Hours Of Business

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

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.

Tenure/Council Tax

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country 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.

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.

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 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.

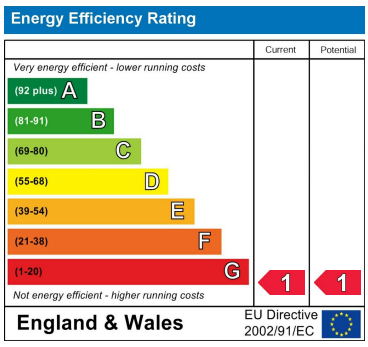
Floor Plan



Area Map



Energy Efficiency Graph



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