



FOR SALE

Chain Free £750,000

Sunnymead, Morda Close,
Oswestry, Shropshire, SY11 2BA

Luxury Detached Recently Built Single Story Executive Home!! This detached South Facing property has been designed to an exacting standard with beautiful interiors and set in half an acre. Reception Hall, Shower Room, Bedroom Five/ Office/Snug, Utility, Superb Lounge, Kitchen Dining Family Room opening onto Sun Terrace, Four further Bedrooms each with Ensuites, Double Garage, Landscaped Gardens, Ample Parking. 9 Years NHBC Warrantee.



Wrexham (15 miles) Shrewsbury (18.5 miles) Welshpool (16 miles)
All distances approximate



- **Luxury Interiors**
- **Under Floor Heating Throughout**
- **Landscaped Grounds**
- **Ample Parking/Turning Space**
- **Five Bedrooms/Five Bathrooms**
- **Must See To Appreciate**

LOCATION

Morda Close is a highly desirable and sought after location in the market town of Oswestry.

Oswestry is a popular town enjoying shopping facilities which serve the day to day needs of the area also providing a good range of shopping and leisure facilities and schools.

Affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

DIRECTIONS

From Halls office proceed to the traffic light and carry straight on into Cross Street and then bear to the left Into Church Street passing the Wynnstay on the left hand side. At the crossroads, proceed straight over into Upper Church Street, proceed passing the cricket ground to the left hand side. Morda Close will be viewed to the right hand side. Proceed into the cul de sac and around the 'green', the drive to the property will be viewed to the left hand side.

COVERED ENTRANCE PORCH

With composite door and side windows leading into:

RECEPTION HALL

Tiled floor with under floor heating.

SHOWER ROOM / CLOAKROOM

Comprising a three piece suite providing a low flush WC, wash hand basin, shower unit with dual head mixer shower, tiled floor with under floor heating, heated towel rail, UPVC double glazed window.

SUPERB LOUNGE

22'8" x 19'8" (6.90m x 6.00m)

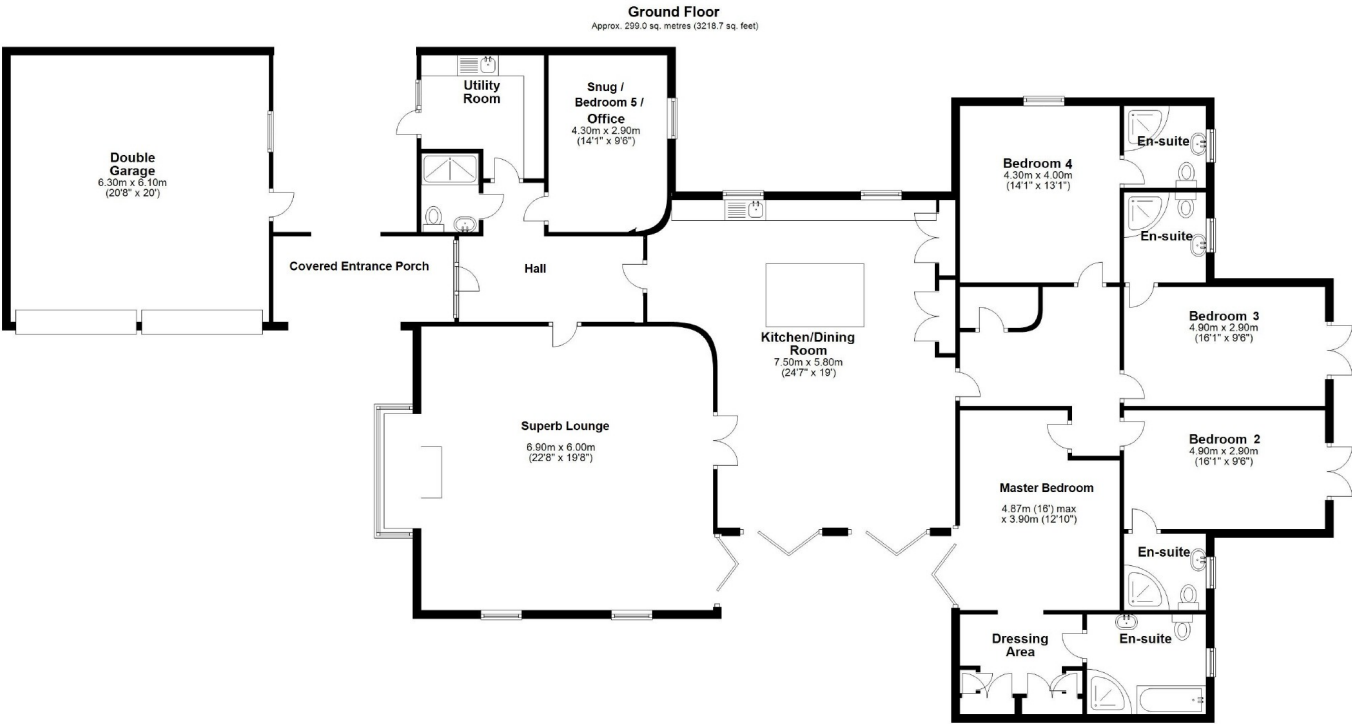
A triple aspect room with UPVC double glazed box bay window to the side elevation, UPVC double glazed windows to the front and concertina doors leading out to the Sun Terrace and entertaining area, feature 'Scan' multi fuel stove, under floor heating, feature curved wall.

KITCHEN DINING FAMILY ROOM

24'7" x 19'0" max (7.50m x 5.80m max)

A luxury fitted Kitchen providing an excellent amount of cupboard storage and drawer space with soft close doors and drawers and space saving features with granite worktops over and matching upstands, inset Franke wash hand basin with grooved drainer to the side, matching island with space saving features, integrated appliances including dishwasher, two ovens, microwave, warming drawer, hob with down draught extractor, fridge, freezer, tiled floor with under floor heating, UPVC double glazed windows to the rear elevation, featured curved walls.

The Dining and Family Area with concertina doors leading out to the Sun Terrace and Entertainment area, tiled floor with under floor heating.



Total area: approx. 299.0 sq. metres (3218.7 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



Reception
Room/s



5 Bedroom/s



5 Bath/Shower
Room/s



UTILITY ROOM

With units for storage, integrated fridge and freezer, wall mounted Worcester boiler, tiled floor with under floor heating, UPVC double glazed door with UPVC double glazed window.

OFFICE / BEDROOM FIVE / SNUG

14'1" x 9'6" (4.30m x 2.90m)

With UPVCV double glazed window, under floor heating, feature curved wall.

INNER HALLWAY

With feature curved wall, under floor heating.

LAUNDRY CUPBOARD

Providing storage space.

MASTER BEDROOM SUITE

16'0" x 12'10" (4.87m x 3.90m)

With concertina doors leading out to the Sun Terrace and entertainment area, under floor heating.

DRESSING ROOM

With fitted wardrobes.

ENSUITE BATHROOM

Comprising a four piece suite providing a low flush WC with back to wall unit, modern wash hand unit with storage, bath, shower unit housing a dual head mixer shower, illuminated mirror with bluetooth and de-mister.



BEDROOM TWO

16'1" x 9'6" (4.90m x 2.90m)

With UPVCV double glazed French doors leading out onto the decked area, under floor heating.

ENSUITE

Comprising a three piece suite providing a low flush WC with back to wall unit, modern wash hand unit with storage, shower unit with dual head mixer shower, tiled floor with under floor heating, heated towel rail, UPVC double glazed window illuminated mirror with bluetooth.

BEDROOM THREE

16'1" x 9'6" (4.90m x 2.90m)

With UPVC double glazed French doors leading out onto the decked area, under floor heating.

ENSUITE

Comprising a three piece suite providing a low flush WC with back to wall unit, modern wash hand unit with storage, shower unit with dual head mixer shower, tiled floor with under floor heating, heated towel rail, UPVC double glazed window, illuminated mirror with bluetooth.

BEDROOM FOUR

14'1" x 13'1" (4.30m x 4.00m)

With UPVC double glazed window, under floor heating.

ENSUITE



Comprising a three piece suite providing a low flush WC with back to wall unit, modern wash hand unit with storage, shower unit with dual head mixer shower, tiled floor with under floor heating, heated towel rail, UPVC double glazed window, illuminated mirror.

GARDENS AND GROUNDS

From the cul de sac level a drive leads to the Parking Forecourt, Turning Area and Double Garage.

The gardens surround the property and are a notable feature. The grounds benefit from a superb outside Sun Terrace and Entertainment Area with glass balustrade and inset lighting with steps down to the formal gardens. The formal gardens are laid to lawn for ease of maintenance with paved patio areas with inset lighting and well planted herbaceous borders. The gardens surround the property and lead to an Orchard area and further raised decked area. The driveway and covered entrance porch lighting are operated by sensor when nightfall.

DOUBLE GARAGE

20'8" x 20'0" (6.30m x 6.10m)

With up electrically operated doors to the front elevation, access to the loft area, UPVC door and

window to the side elevation. Garage is linked by a covered walkway/porch from both the utility and front door.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you.

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

FOR SALE

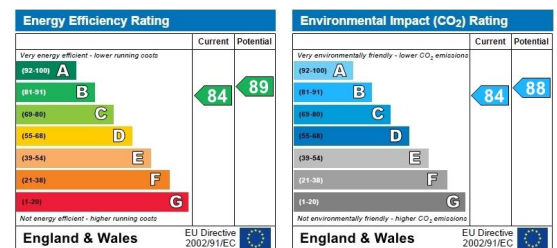
Sunnymead, Morda Close, Oswestry, Shropshire, SY11 2BA



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry office:

Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E. oswestry@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.