

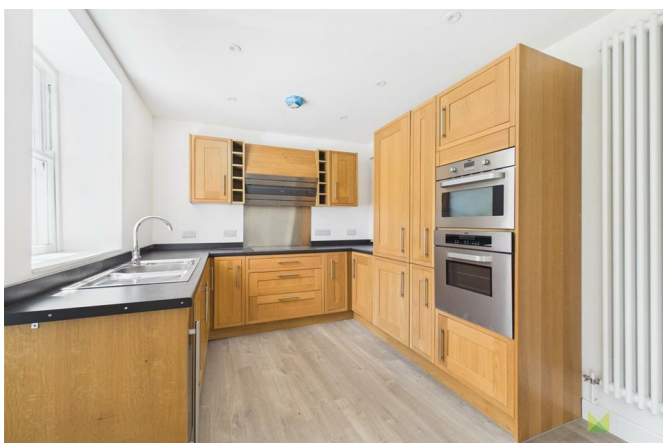
# Pretoria House Kimberley Lane St. Martins Oswestry SY11 3BB



**3 Bedroom House - Detached**  
**Offers In The Region Of £375,000**

## The features

- IMPRESSIVE THREE BEDROOM DETACHED HOME
- LOUNGE AND KITCHEN/ DINING / LIVING ROOM
- TWO FURTHER BEDROOMS AND BATHROOM
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE RATING " "
- DESIRABLE VILLAGE SETTING WITH AMENITIES
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER
- HOME OFFICE/ WORKSHOP & OUTSIDE TOILET
- ESTABLISHED GARDEN WITH ARRAY OF SHRUBS
- VIEWINGS ESSENTIAL



**\*\*\* BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME \*\*\***

**Monks are delighted to offer this well presented and much improved three bedroom detached home for sale. The home has been beautifully restored by a reputable local builder and offers versatile living accommodation throughout perfect for the growing family, or those looking for extra space.**

**Occupying an enviable position in the heart of the desirable self sufficient village of St Martins which boasts a wealth of amenities on hand, along with ease of access to the nearby Market Town of Oswestry and local transport links including railway station at Gobowen, bus routes and the A5 / M54 motorway network, perfect for commuters.**

**Briefly comprising of entrance porch and hallway, lounge, impressive open plan kitchen/ living/ dining room, continental utility room, principal bedroom with en suite shower room, further bedrooms and family bathroom.**

**Having benefit of central heating, driveway providing ample off road parking, enclosed well established garden and a home office/ workshop.**

**Viewings essential.**

**Property details**

**LOCATION**

The property occupies an enviable position on a private driveway on the edge of the village a short drive from the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities. Ideally placed for commuters with ease of access to the A5/M54 motorway network with links to Chester and the nearby railway station at Gobowen.

**ENTRANCE PORCH**

Door leading into the entrance porch, further door leading into the inner hallway. Radiator.

**INNER HALLWAY**

With bifurcated staircase leading to the first floor landing. Storage area, doors leading off to either side.

**LOUNGE**

Dual aspect lounge with window to the front and side aspect. Radiator.

**OPEN PLAN KITCHEN/ DINING/ LIVING ROOM**

The kitchen has been attractively fitted with a modern range of shaker style fronted base level units comprising of cupboards and drawers with work surface over. One and a half bowl stainless steel drainer sink with window above overlooking the gardens. Integrated double oven/ microwave, four ring induction hob with extractor hood over, wine cooler, integrated full height fridge. Further range of wall mounted units

LIVING/ DINING AREA- With window to the front aspect allowing plenty of natural light, feature fireplace with surround and hearth, door leading into

**CONTINENTAL UTILITY ROOM**

With work surface and space beneath for washing machine and tumble dryer. WC and wash hand basin. Radiator.

**FIRST FLOOR LANDING**

Bifurcated staircase leads from the inner hallway to the first floor landing, leading off the right side to the principal suite and to the left for the further bedrooms and bathrooms.

**PRINCIPAL BEDROOM**

Dual aspect room with window to the front and side aspect. Radiator, door leading into.

**EN SUITE**

With suite comprising of shower cubicle, wc and wash hand basin. Aqua panelled walls. Radiator,

**BEDROOM 2**

With window to the front aspect. Radiator.

**BEDROOM 3**

With window to the front aspect. Radiator.

**BATHROOM**

With suite comprising of panelled bath with shower head over. WC and wash hand basin.

**WORKSHOP/ HOME OFFICE**

Set across two floors these additional rooms provide the perfect space for those who work from home, or the growing family who want additional space, window to the side aspect on both floors. Radiator

**OUTSIDE WC**

With WC

**OUTSIDE**

the property is approached through a farm gate and over gravelled driveway. Paved pathway leads to the front of the property which has been laid with decorative slate. Further area laid with slate perfect for entertaining with friends and family. Large area laid with lawn, flower borders planted with an array of established shrubs and enclosed with fencing.

**GENERAL INFORMATION**

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

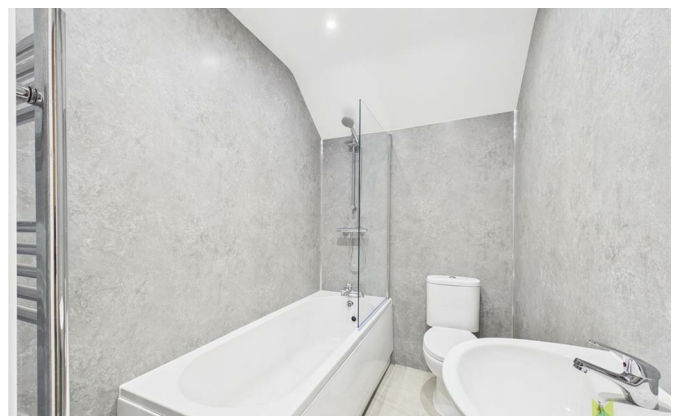
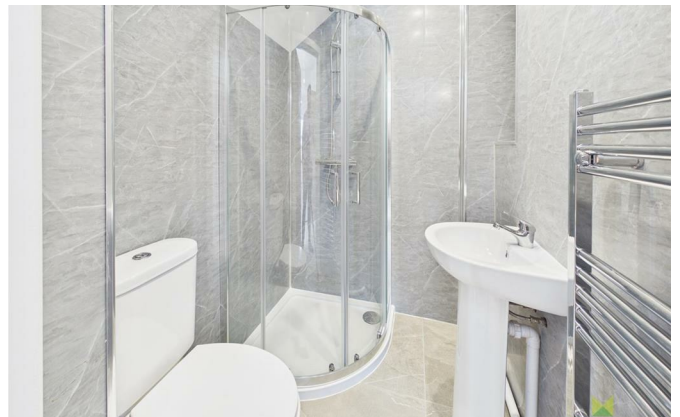
#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

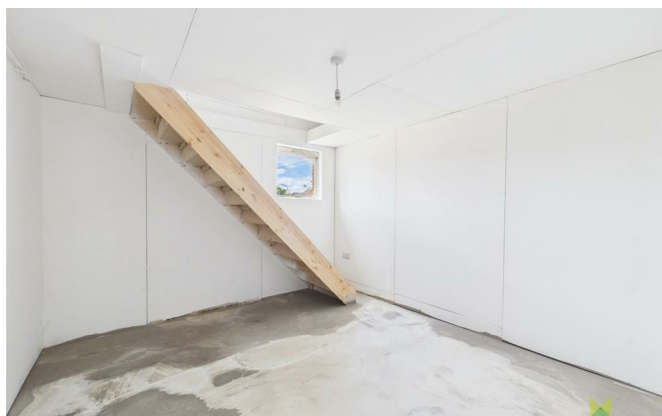
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





## Pretoria House Kimberley Lane, St. Martins, Oswestry, SY11 3BB.

3 Bedroom House - Detached  
Offers In The Region Of £375,000





## Judy Bourne

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## Get in touch

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Click. www.monks.co.uk

## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.