

MONKS

The features

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*** IMPRESSIVE FOUR BEDROOM DETACHED DORMER BUNGALOW ***

An opportunity to purchase this immaculately presented four bedroom detached dormer bungalow thoughtfully designed and built by the current owners offering spacious living accommodation throughout perfect for those looking to downsize whilst still retaining space or the growing family.

Occupying an enviable position on this sort after road in the self-sufficient village of Gobowen having ease of access to a wealth of local amenities including transport links and the nearby market Town of Oswestry.

Briefly comprising of entrance hallway, large lounge, dining hall, kitchen breakfast room, utility room, downstairs toilet, downstairs guest bedroom with ensuite, principal bedroom with ensuite, two further bedrooms and bathroom.

Having benefit of gas central heating, double glazing throughout, large driveway and garage with off-road parking and fabulous enclosed rear garden.

Viewings essential

Property details

LOCATION

Gobowen is a thriving North Shropshire village offering an excellent range of everyday amenities, including a convenience store, post office, primary school, public houses and community facilities. Renowned for the nearby Robert Jones and Agnes Hunt Orthopaedic Hospital, the village also benefits from its own mainline railway station with direct links to Shrewsbury, Chester and beyond, making it ideal for commuters. The market town of Oswestry is approximately 3 miles away, providing a wider selection of shopping, leisure and educational facilities, while the nearby A5 offers convenient access to Shrewsbury, Wrexham and the wider motorway network. Surrounded by attractive Shropshire countryside and close to the Welsh border, Gobowen combines village living with excellent connectivity.

ENTRANCE HALL

Covered entrance with door leading into the entrance hallway. Staircase leads to the First Floor Landing, tiled flooring. Radiator, doors leading off.

LOUNGE

A naturally well lit room with the bay window to the front aspect and sliding doors to the rear aspect leading out to the rear garden. Fabulous brick feature fireplace with tiled hearth and wooden mantel beam over housing cast iron log burning stove. Coved ceiling, tiled flooring. Radiator.

DINING HALL

With the window to the side aspect, coved ceiling. Radiator, door leading into,

KITCHEN/ BREAKFAST ROOM

The kitchen has been fitted with a modern range base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink

set into base level unit with mixer tap space for double width oven with extractor hood over. Space below works surface for freestanding dishwasher. Partially tiled walls, further range of wall mounted units, window overlooking the rear aspect. Ample space for breakfast table, door opening to large under stairs storage cupboard. Door leading into.

UTILITY ROOM

With partially glazed door to the side aspect leading to the rear garden and further window to the side aspect. Range of base level units, one and a half bowl stainless steel drainer sink, space below work surface for washing machine and tumble dryer. Partially tiled walls, further range of matching wall mounted units. Radiator, tiled flooring, door leading into.

CLOAKROOM

With a window to the side aspect. WC and wash hand basin with complementary tiled splashback. Radiator, tiled flooring.

GUEST BEDROOM

Double bedroom situated on the ground floor with window to the rear aspect, wooden effect laminate flooring. Radiator, door leading into.

EN SUITE

With window to the rear aspect and suite comprising of shower cubicle, WC and wash and basin complementary tile splashback. Radiator, tile flooring and partially tiled walls.

FIRST FLOOR LANDING

With window to the rear aspect. The landing is a large open space and provide room for study if required. Access to loft space, doors leading off.

PRINCIPAL BEDROOM

Dual aspect with window to the front and rear aspect, double fitted wardrobe, door open into storage space in roof. Radiator, door leading

EN SUITE

With suite comprising of shower cubicle, WC and wash hand basin. Heated towel rail, partially tiled walls, and tiled flooring.

BEDROOM 3

Another well lit bedroom with window to both side aspects, fitted storage cupboard. Radiator.

BEDROOM 4

With window to the rear aspect. Radiator.

BATHROOM

With window to the side aspect and suite comprising of large panelled bath, WC and wash hand basin with complementary to splashback. Heated towel rail, tiled flooring. Radiator.

OUTSIDE

To the front of the property, there is a large driveway providing ample off-road parking for several vehicles and partially laid with lawn and enclosed with mature hedges. Access to either side of the property leads to the rear garden.

The rear garden has a large paved patio across the full width of the property, low-level brick wall and steps lead up to a large area laid with lawn, good size wooden storage sheds enclosed with fencing. The rear garden has benefit a fabulous open views over Gobowen and the rural countryside.

AGENTS NOTE

Dining Room has been staged using AI as well as the Bedroom.

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.





Dogberry Rhewl, Gobowen, Oswestry, SY10 7AS.

4 Bedroom Bungalow - Detached
Offers In The Region Of £470,000





Floor 0



Floor 1



Approximate total area^m

2002 ft²
186 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.