



Lavender Cottage, Glentworth, Morda Road, Morda, Oswestry,
SY10 9PL

**Bowen Son
and Watson**

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A substantial Detached 4 Bedroom Family Home situated in the village of Morda, within walking distance of the Market Town of Oswestry. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. The property benefits from excellent broadband speed and 4G telephone receptions.

The well-proportioned accommodation comprises: Entrance Hall, Lounge, Music Room, Office, Kitchen/Diner, Utility Room, and Dining Room, whilst on the first floor there is a Master Bedroom with En-suite, 2nd Bedroom with En-suite, two further Bedrooms and Family Bathroom.

Externally the property stands on a plot of 1/3 acre or thereabouts with front and rear gardens. Orchard/vegetable patch, polytunnel and patio areas. The driveway provides ample off-road parking for a number of vehicles including caravan/motor home. Double garage with workshop. The property has gas central heating and double glazing throughout.

Location

The property is situated between the village of Morda and the Market Town of Oswestry. The village benefits from a shop, public house and primary school together with excellent road links onto the A5/A483 which lead to the larger towns of Shrewsbury, Welshpool, Wrexham and the City of Chester. Oswestry itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. The nearby train station at Gobowen provides direct links to Manchester and Birmingham.

Accommodation

The property is constructed of brick under a tiled roof and is approached over a driveway leading to uPVC partly glazed door into: -

Large Entrance Hall

10' 11" x 10' 8" (3.32m x 3.25m)

Stairs to first floor, radiator, interlinked smoke alarm, door leading into the dining room and lounge. Door in to:-

Kitchen/Diner

8' 6" x 22' 8" (2.6m x 6.9m)

Fully fitted kitchen with matching base and eye level cupboards, granite worktops over, tiled surround. inset stainless steel sink and drainer built into the worktop. Integrated 5 ring induction hob with filter fan above. Separate double oven and grill. Space and plumbing for dish washer. Tiled flooring, opening into dining area with TV point, interlinked smoke alarm, radiator, three windows and door into:-

Utility Room

12' 10" x 8' 10" (3.9m x 2.7m)

Fitted base level cupboards with worktop over, large built in cupboard. inset stainless steel sink. Space and plumbing for washing machine and dryer. Room heater, tiled flooring and window. Door out to rear garden and door into:-

Cloakroom

Low level flush WC. Tiled flooring and wash hand basin.

Dining Room

12' 2" x 10' 10" (3.7m x 3.3m)

Door into hall and kitchen, phone point, radiator, window and door into: -

Lounge

10' 6" x 22' 8" (3.2m x 6.9m)

Tiled flooring, Multi fuel log burner inset into an Italian granite fireplace with an oak mantle and Italian granite tiled hearth. Window and sliding doors out to the rear garden. TV, phone point and opens into: -

Music Room

6' 7" x 9' 10" (2.0m x 3.0m)

Tiled flooring and window.





Office

11' 10" x 7' 7" (3.6m x 2.3m)

Tiled flooring, built in work stations, base level cupboards and wall cupboards. Shelving and door into storage cupboard, window. Door into workshop.

First Floor Landing

Interlinked smoke alarm and doors off to: -

Master Bedroom

19' 8" x 10' 10" (6.0m x 3.3m)

Phone point, two radiators, three windows and built in wardrobe with mirrors. Sliding door opens into:-

Master Bedroom En-Suite

8' 4" x 7' 4" (2.54m x 2.23m)

Low level flush w.c, corner bath, double shower cubical with extractor fan, wash hand basin cupboard, shaver point, radiator, window, waterproof laminate flooring. Airing cupboard.

Bedroom 2

11' 6" x 19' 8" (3.5m x 6.0m)

Loft access to large storage area which houses the gas fired central heating boiler and water heater. Radiator and three windows, door into:-

Bedroom 2 En-Suite

4' 11" x 7' 10" (1.5m x 2.4m)

Low level flush WC, pedestal wash hand basin, shower cubical with mains shower, tiled surround, radiator, window and wooden flooring.

Bedroom 3

9' 6" x 11' 2" (2.9m x 3.4m)

Wooden effect flooring, TV and network point, radiator and window.

Bedroom 4

7' 10" x 10' 10" (2.4m x 3.3m)

Built in single bed with storage underneath, radiator and window.



Family Bathroom

8' 6" x 7' 10" (2.6m x 2.4m)

Paneled bath with electric shower over, tiled surround, low level flush w.c, pedestal wash hand basin. Airing cupboard housing hot water heater. Extractor fan, window and radiator.

Workshop

13' 1" x 9' 2" (4.0m x 2.8m)

Flag stone flooring, light and power laid on, space and plumbing for washing machine. Door out to rear garden and door into:-

Double Garage

19' 8" x 17' 5" (6.0m x 5.3m)

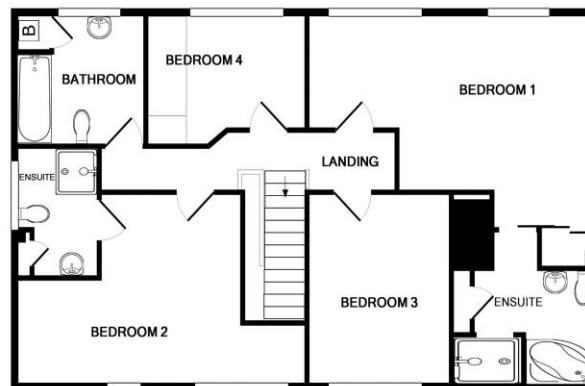
Electric up and over door, parking for two cars, shelving and storage above. External lighting to the front and rear of the garage. Door out to rear garden.

Garden

To the front of the property is tarmac driveway providing ample off-road parking and space for Caravan/Motor Home with electric point and security barrier. There is also a lawned area with mature shrub borders and path leading down the side of property to the rear garden. The well screened rear garden is mainly laid to lawn with mature shrub/hedge and tree borders together with a patio area offering a BBQ and seating area. A wooden gate leads through to a further lawn area with a range of vegetable raised beds and fruit trees. A wooden garden shed and two log stores. Small poly tunnel.

Directions

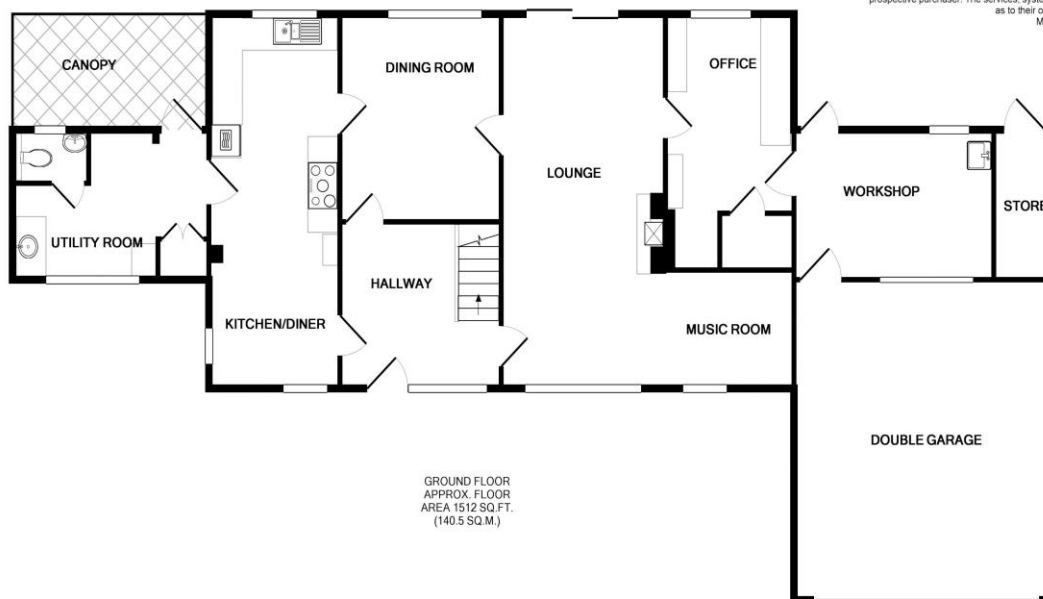
From Oswestry town centre proceed up Church Street to the crossroads (by the Parish Church). Proceed straight across the junction onto Upper Church Road, pass The Marches School on Morda Road. Take the first turning left after Glenworth Close and the property will be identified by the Agents for Sale Board.



1ST FLOOR
APPROX. FLOOR
AREA 878 SQ.FT.
(81.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 2390 SQ.FT. (222.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
APPROX. FLOOR
AREA 1512 SQ.FT.
(140.5 SQ.M.)

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



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