Roger Parry & Partners

4 Donnett Close, Whittington, SY11 4PZ

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Offers In The Region Of £350,000

A detached four bedroom home located in a small cul-de-sac within the picturesque and sought after village of Whittington. In brief the accommodation affords entrance hall, living room, dining room, kitchen, utility and cloakroom. To the first floor are four bedrooms, family bathroom and ensuite. Externally there is an integral garage, driveway and front and rear gardens. Benefitting from no onward chain.

LOCATION
Whittington is a popular village boasting a number of amenities including: post office, village shop, hairdressers, ancient moated castle, church, two public houses and a Fish and Chip Takeaway. The Primary School in Whittington is highly sought after locally. Oswestry (approximately 2.5 miles away), Ellesmere (approximately 5.5 miles away), Shrewsbury (approximately 18 miles away), Wrexham (approximately 14 miles away) and Chester have an excellent range of local shopping, recreational and educational facilities. There is also a main line railway station at Gobowen which is approximately 3 miles away.

ENTRANCE
The property is entered via a covered porch through a wooden door with opaque glazed panelling in to a:

HALL
Tiled flooring, carpeted stairs rising to the first floor, ceiling light and a door leading in to the:

LIVING ROOM
Light and airy room with dual aspect. Double glazed windows to the front of the house with built in shutters, continuation of tiled flooring, gas "living-flame" effect fire set onto marble-effect hearth with wooden surround, wall mounted book shelves either side of the chimney breast, ceiling light and radiator. Opening into;

DINING ROOM
Beautiful outlook over the garden through the fully glazed UPVC patio doors leading out on to the patio, continuation of tiled flooring, ceiling light and radiator. Door leading to the:

KITCHEN
Fitted kitchen comprising a selection of base and wall units with inset sink with mixer tap and drainer, tiled splashbacks and four ring Belling gas hob with extractor fan over. Integral eye-level double oven and grill, void for further appliances, a centrally located kitchen island with storage space below, wood block work surfaces over and breakfast seating to one end, with a door leading in to a useful understairs storage cupboard/pantry (with tiled flooring and wall mounted shelving) Tiled flooring, double glazed window to rear elevation overlooking the garden. A door from the kitchen leads in to the integral garage and a stable-style door allows access into the:

UTILITY ROOM
Base units with work surfaces over and void below for appliances, sink with mixer tap and drainer with tiled splashbacks. Wall mounted Worcester boiler, tiled flooring, ceiling light, part glazed door leading out to the rear garden and door into;

CLOAKROOM
Low level WC with was hand basin, window to the side, tiled flooring and ceiling light.

FIRST FLOOR

LANDING
With loft hatch to an extensive loft space, ceiling light and doors off to;

BEDROOM ONE
Double glazed windows on to front elevation with built-in shutters, double opening doors leading in to recessed wardrobe space which contains shelving and a clothes rail, ceiling light and radiator. Door into;

ENSUITE
Suite comprising corner shower cubicle with fully tiled surround and mains fed shower, low level WC and hand basin set in to vanity unit with selection of storage cupboards. Heated towel rail, tiled flooring, double glazed window on to side elevation with built in shutters,

BEDROOM TWO
Double glazed window on to front elevation with built in shutters, double opening doors leading in to recessed storage/wardrobe space with clothes rail and shelving, radiator and ceiling light.

BEDROOM THREE
Double glazed window on to rear elevation allowing lovely views over the garden and a door leading in to a recessed cupboard/wardrobe with clothes rail and shelving, ceiling light and radiator.

BEDROOM FOUR
Double glazed window on to rear elevation with views over the garden, ceiling light and radiator.

BATHROOM
Bathroom suite comprising: panelled bath with mixer tap above and shower attachment, fully tiled surround and a hand basin and low flush WC set in to vanity unit with a selection of shelving and storage cupboards, and with a further door leading in to a storage cupboard containing a selection of slatted shelving. Wood effect laminate flooring, double glazed window on to rear elevation with built in shutters,

EXTERNAL

FRONT
The property is approached over a tarmac driveway which leads to the integral garage, an area of lawn, with paved pathways leading to the front door and round both sides of the property to the rear gardens.

REAR
Retaining character features as formerly part of a farm such as the old stone walls. The garden is mainly laid to lawn with established flower borders and contains a paved patio area which offers an ideal space for outdoor dining and entertaining. The property has been made a haven for wildlife by the current vendor, with visits having been reported of hedgehogs, barn owls, butterflies, bees and many birds. Timber summer house (approx 2.5m x 2m).

Agent Note
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 31 Mbps & Superfast 224 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

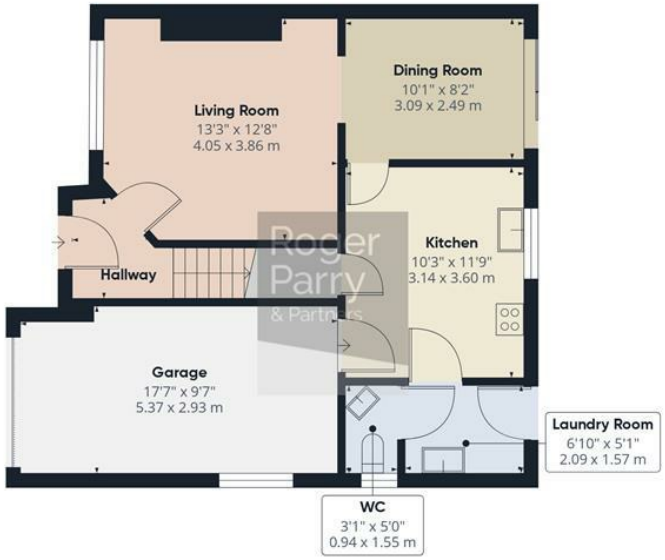
COUNCIL TAX BANDING
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor

Floor 1

Approximate total area(1)

1249 ft²

116 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority: Shropshire
Council Tax Band: E
EPC Rating: C
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From the A5/483 Oswestry bypass take the A495 signposted Ellesmere. Continue into the village of Whittington along Station Road, turn right at the 'T' junction onto the B5009 taking the second left into Donnett Mews continue straight ahead turning left into Donnett Close where no 4 will be located on the right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.