



A modern and stylish family home with a lifestyle twist.

31 Morda Close, Oswestry, Shropshire, SY11 2BA

Freehold
£865,000

savills



- Just under a mile from Oswestry town centre and within walking distance of Oswestry School, Bellan House and The Marches Academy.
- Access to a number of countryside walks and Oswestry Cricket Club which are within walking distance.
- The house has a built in Opus sound system, a separate garden room with outdoor entertaining space and pizza oven.
- Gobowen train station, about 3.5 miles with direct trains to Shrewsbury, Chester with links to Birmingham, Crewe and London Euston.
- Oswestry is a fantastic location for accessing the Welsh Hills and the Welsh coast for hobbies, activities and sports.

Location

31 Morda Close is situated in a quiet location off Morda Road, with a private double gated drive approximately a mile from Oswestry.

Oswestry is a thriving market town with a number of high street shops, independent shops, doctors, dentists, hairdressers and restaurants. Cae Glas Park holds events throughout the year and has an active tennis club. The area is an attractive location for those looking for the lifestyle whilst being able to commute to the larger towns beyond. The A5 is about 2 miles away and provides access to Shrewsbury and the East/M54, Chester, Wrexham and the North. There are a number of highly

regarded schools in the area including Oswestry School, Bellan House, The Marches Academy and Moreton Hall.

Accommodation

31 Morda Close is a very attractive modern home which was built in 2006. The property is beautifully presented with modern fixtures and fittings, a wonderful flow of accommodation and is a lovely family home.

The spacious entrance hall provides access to the reception rooms, with engineered oak flooring which continues through into the breakfast room and into the dining room, which is a lovely room for entertaining and provides views over the garden with doors leading outside onto the composite decking area. A set of doors lead through to the living room which has a feature inglenook fire place with a log burner and also has double doors leading outside onto the decking area, which runs the length of the back of the house. A further door leads into a playroom which could also serve as an office.

The kitchen breakfast room is beautifully appointed with modern fitted base and wall units and granite worktops, a central island, integrated dishwasher, two NEFF electric ovens with a gas hob and Karndean tiled flooring. The breakfast area has a wonderful window seat in the bay window. A utility room provides further units and space for white goods with a door leading outside onto the rear garden.







A central staircase rises and splits to the first floor landing area; to the left is the principal bedroom with a dressing room fitted with wardrobes and dressing table and an en suite shower room. There is a double guest bedroom with an en suite shower room and wonderful views towards the Shropshire Hills and the Stiperstones. To the right of the staircase are two single bedrooms, one currently used as an office, a double bedroom with built in wardrobe and a family bathroom with double vanity sink unit. The bathroom and en suites have been recently fitted with Karndean tiled flooring.

Outside

31 Morda Close offers a fantastic lifestyle with a garden mainly laid to lawn to the rear with fenced borders and a sunken paved patio area which features a fantastic oak framed garden room with bi-folding doors, a log burner, seating area and a bar. There is a water feature within the patio area and a pizza oven with outside seating space. The composite decking area runs the length of the back of the house with storage underneath and glass panels.

The double garage has electric doors and a separate room upstairs, which is currently used as a music room and is soundproofed. This could serve as a games room or a home office. There are 12 PV panels on the garage roof providing a FIT.

The property has ample parking to the front with two

sets of gates, one set being electric and a pedestrian gate. The borders are planted with shrubs and trees. There is a side gate leading to the back of the house.

Tenure: Freehold

Services: Mains water, electricity, gas and drainage. PV Panels.

Local Authority: Shropshire. Band G.

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

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.

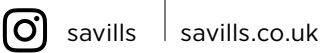
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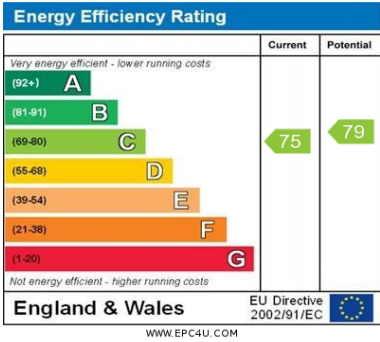
Brochure prepared 2022/11 BTJ
Photographs taken 2022/11
E-House

Morda Close, Oswestry
Main House gross internal area = 2,418 sq ft / 225 sq m
Garage & Studio gross internal area = 523 sq ft / 49 sq m
Summer House gross internal area = 186 sq ft / 17 sq m

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