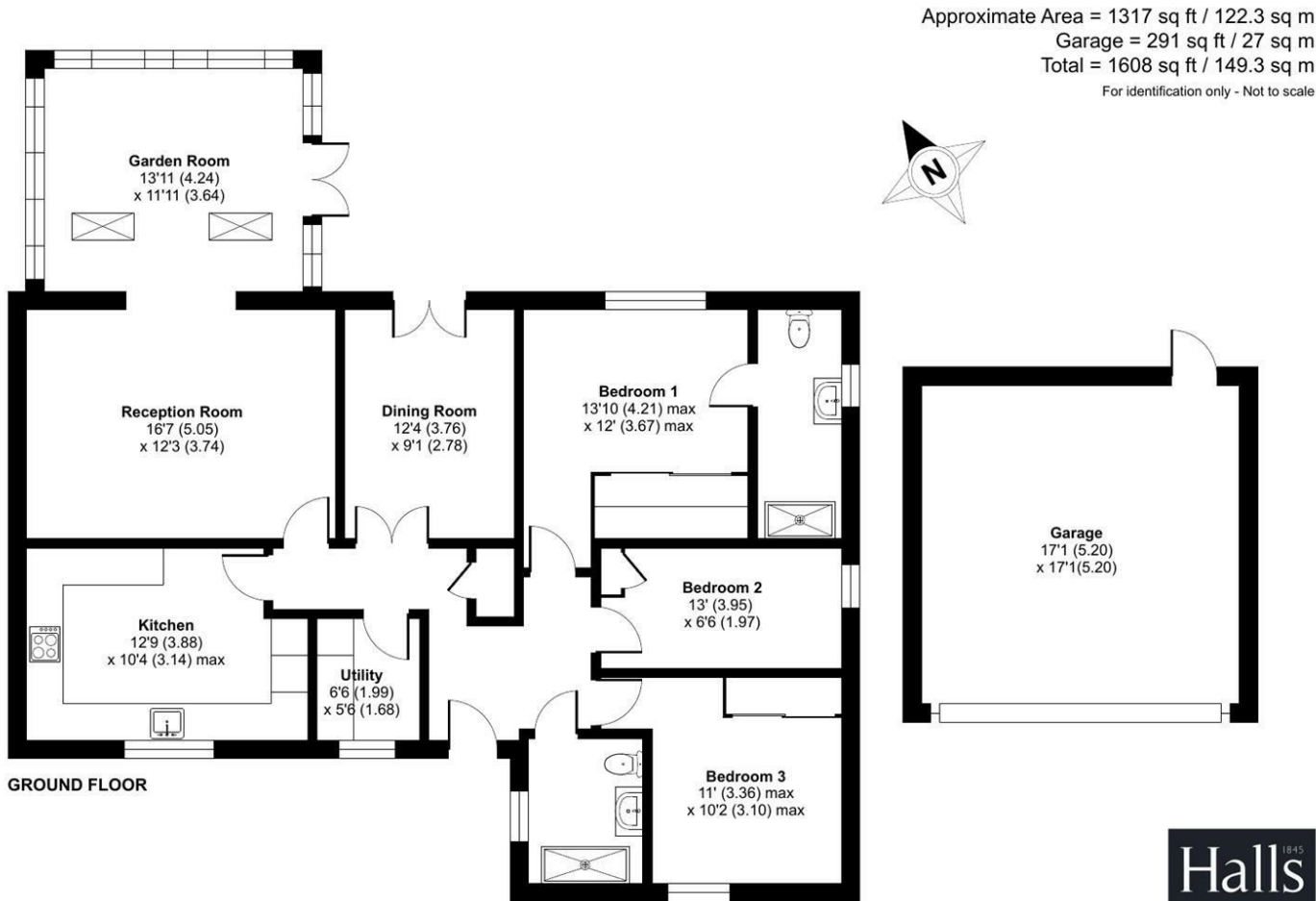


FOR SALE

4 Disley Close, Gobowen, Oswestry, SY11 3QG



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/ecom 2026. Produced for Halls. REF: 1404708



FOR SALE

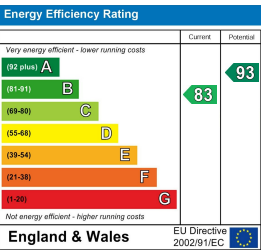
Offers in the region of £475,000

4 Disley Close, Gobowen, Oswestry, SY11 3QG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A modern three/four-bedroom detached bungalow boasting stylishly presented living accommodation, detached double-garage, and generous gardens which extend to circa 0.19ac, enviably situated against an open backdrop within a select development of homes on the perimeter of Gobowen.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Oswestry (3 miles), Ellesmere (8 miles), Wrexham (12 miles)

All distances approximate.



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **Modern Detached Bungalow**
- **Stylishly Appointed**
- **Generous Gardens**
- **Driveway and Detached Double Garage**
- **Cul-De-Sac Setting**
- **Edge of Village Location**

DESCRIPTION

Halls are delighted with instructions to offer 4 Disley Close in Gobowen for sale by private treaty.

4 Disley Close is a substantial three/four-bedroom detached bungalow built in recent years by renowned local builders. Since construction, the property has undergone further improvement works and now boasts over 1,300 sq ft of stylishly appointed living accommodation arranged in a versatile fashion across a single storey.

The property is situated within generous gardens which extend, in all, to around 0.19ac, whilst comprising a detached double garage positioned before ample driveway parking for a number of vehicles, this flanked to one side by an area of artificial lawn for ease of maintenance. The rear gardens enjoy an open aspect and feature an expansive paved patio area which leads on to further areas of artificial lawn.

SITUATION

The property is enviably positioned with a select development of homes situated on the perimeter of the popular village of Gobowen, which enjoys a respectable range of day-to-day amenities, including Schools, Public House, Convenience Store, and a range of independent shops, alongside excellent transport links provided by the villages' train station and the nearby A5 trunk road. The property retains a convenient proximity to the nearby town of Oswestry, with the county centres of Shrewsbury and Wrexham, both reachable by car in under 30 minutes.

SCHOOLING

The property is conveniently positioned for a number of well-regarded state and private schools, including Gobowen Primary, Derwen College, St.Martins School, Weston Rhyn Primary, Selattyn C of E Primary, Lakelands Academy, Moreton Hall, Oswestry School, and Ellesmere College.

THE PROPERTY

The property is principally accessed into a spacious Entrance Hall with ample space for furniture, alongside a door which leads to the left into a recently modernised and fully integrated Kitchen, this featuring a selection of stylish fitted base and wall units with a window which offers elevated views to the south. Positioned next to the Kitchen is a useful Utility Room with shelving and planned space for white goods.

Also accessed from the Entrance Hall is a well proportioned Living Room which flows through to a bright and airy Garden Room, with the rooms working in conjunction to provide a wonderfully open-plan living space ideal for entertaining and family moments, and with the Garden Room enjoying a triple-aspect array of windows which overlook the generous gardens, alongside patio doors which exit into the same.

The living accommodation leads from the Entrance Hall to the east where three well proportioned Bedrooms are complemented by a versatile Dining Room, the latter offering scope for use as a further Reception or Family Room, or as a fourth/guest Bedroom. Each of the Bedrooms enjoys integrated storage, with Bedroom One boasting an adjoining En-Suite Shower Room. Completing the living accommodation is a Family Shower Room which serves the remaining Bedrooms and features a modern white suite.

OUTSIDE

The property is approached over a double width driveway, flanked to one side by an expanse of easily maintained artificial lawn interspersed by maturing trees and retained within low-level box-hedging. The driveway culminates at a detached double garage (approx. 5.20m x 5.20m) with electrically operated roller shutter door, storage space in the rafters, and pedestrian door into the rear gardens.

The rear gardens enjoy a pleasant open aspect to the north and feature further expanses of artificial lawn, allowing for ease of maintenance, alongside an attractive paved patio area which surrounds the home to the rear and represents an ideal spot for outdoor dining and entertaining. The gardens extend, in all, to around 0.19ac.

THE ACCOMMODATION COMPRISES

Entrance Hall:
Kitchen: 3.88m x 3.14m
Living Room: 5.05m x 3.74m
Utility Room: 1.99m x 1.68m
Dining Room/Bedroom Four: 3.76m x 2.78m
Garden Room: 4.24m x 3.64m
Bedroom One: 4.21m x 3.67m
En-Suite:
Bedroom Two: 3.95m x 1.97m
Bedroom Three: 3.36m x 3.10m
Family Shower Room:

W3W

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DIRECTIONS

Leave Ellesmere via the A495 in the direction of Whittington and, when reaching a T junction in the centre of the village, turn right (signposted Gobowen). Continue on this road for around 2.1 miles until reaching a roundabout, where the second exit leads onto Chirk Road. Proceed along Chirk Road for around 0.4 miles where a right hand turn leads into Disley Close, where number 4 is situated in an elevated position at the head of the close and can be identified by a Halls "For Sale" board.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

SERVICES

The property is understood to benefit from mains water, gas, drainage, and electricity.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within Council Tax Band 'D' on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire., SY12 0AW.