

**FOR SALE**

Offers in the region of £410,000

Anzac Nant Lane, Morda, Oswestry, SY10 9BX

A fantastic opportunity to purchase this generous 4 Bedroom Detached Dormer Bungalow offering versatile accommodation ideal for families or multi-generational living. Externally there are beautiful landscaped gardens together with a detached garage/workshop and ample off-road parking.





- 4 Bed Detached Dormer Bungalow
- Generous Versatile Accommodation
- Good Size Conservatory
- Lovely Landscaped Gardens
- Detached Garage/Workshop
- Ample Off-Road Parking

DIRECTIONS

From Oswestry town centre proceed up Church Street to the traffic lights. Proceed straight across onto Upper Church Street and continue into Morda. In the centre of the village by the corner shop turn right onto Trefonen Road and the fourth left onto Nant Lane where the property will be identified

SITUATION

Morda provides a selection of basic amenities including primary school, local shop and bus service. Oswestry town centre which provides a more comprehensive range of shopping and leisure facilities is within a short distance. Commuters have ready access to main commuter routes linking south to either Welshpool or Shrewsbury or north towards Wrexham and Chester.

DESCRIPTION

A generous size detached dormer bungalow offering versatile accommodation in the popular village of Morda. The property benefits from two ground floor bedrooms together with bathroom and wet room whilst on the first floor there are a further two bedrooms which are served by a well fitted shower room. The home also has a useful office space ideal for those working from home and additional eaves storage space. Externally there are beautiful landscaped wrap around gardens together with a detached garage/workshop with power and light connected.

ENTRANCE PORCH

UPVC door with opaque windows.

ENTRANCE HALL

Wooden panelled flooring, storage cupboard with wooden shelving.

LOUNGE

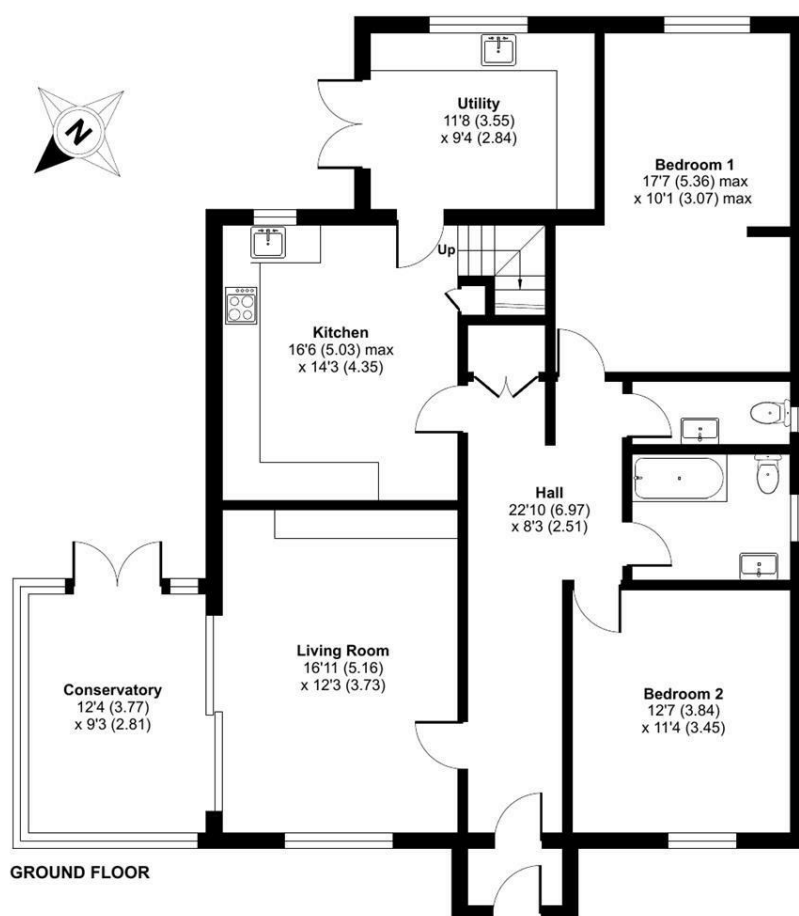
Feature fireplace with coal effect gas fire, shelving recess, front aspect uPVC window, sliding uPVC door into:

CONSERVATORY

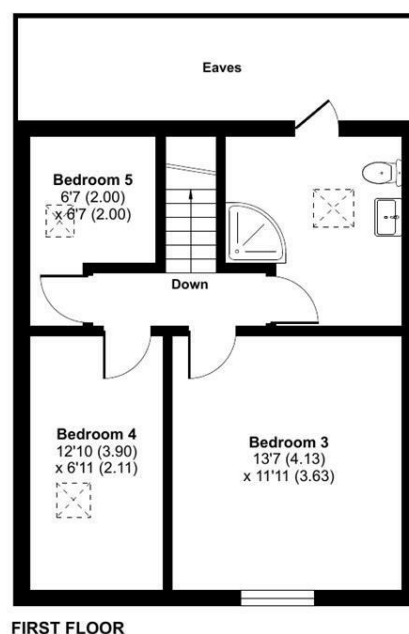
Constructed of wrap around uPVC double glazed windows on a brick plinth and polycarbonate roof covering. Wood effect flooring, fitted blinds, French double doors leading to the rear garden, wall lighting.

BEDROOM 2

Front aspect uPVC double glazed window, fitted wardrobes with blanket cupboards above bed recess.



Approximate Area = 1743 sq ft / 161.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1272184

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



BATHROOM

Fitted bathroom suite comprising jacuzzi panelled bath with shower wand, vanity wash hand basin and low level flush WC. Part tiled walls, opaque uPVC double glazed window, fitted medicine cabinet, shaver light and point, heated towel radiator, tiled flooring.

WET ROOM

Fitted with low level flush WC, vanity wash hand basin, wall mounted shower with rain head attachment and shower wand, non slip flooring. Opaque uPVC double glazed window, part tiled walls.

MASTER BEDROOM

Rear aspect uPVC double glazed window, dressing area with ample wardrobe space.

KITCHEN/DINER

Fitted with a comprehensive range of base units and eye level wall cupboards with marble effect worktop over and tiled surround. Stoves 5 ring burner hob with gas oven under and extractor hood. One and a half bowl stainless steel sink with mixer tap over. Dual aspect uPVC double glazed windows to the side and rear, vinyl floor covering, stairs to first floor with storage underneath,

UTILITY

Fitted with a good selection of base and eye level walls cupboards with worktop over. Fitted eye level oven and grill, Worcester combination boiler, one and a half bowl sink with mixer tap, space and plumbing for dishwasher and washing machine, space for tumble dryer, tiled flooring, rear aspect uPVC double glazed window, window to kitchen, French doors leading out to the decked area.

FIRST FLOOR LANDING

Access to roof space.



BEDROOM 3

Built-in cupboard, wooden beams, Velux window, front aspect uPVC double glazed window,

BEDROOM 4

Velux window, under eaves storage area.

OFFICE

Velux window, wooden beams, under eaves storage, wooden shelving.

FIRST FLOOR BATHROOM

Fully tiled corner shower cubicle with mains shower, pedestal wash hand basin, low level flush WC. Velux window, tiled flooring, door to:

EAVES STORAGE AREA

An ideal storage space.

OUTSIDE

The property is approached through double wrought iron gates which lead onto a tarmac driveway. Adjoining there is a brick paved pathway leading to the front door. The pathway is interspersed with an established shrub bed and low level wall plant bed. Beyond this is a well manicured lawn garden bounded by mature hedging and fencing. A wooden gate to the left flank of the property leads to the side and rear gardens together with an additional pedestrian access to the right hand flank also leading to the side and rear of the property.

DETACHED GARAGE/WORKSHOP

Accessed via a manual up and over door, loft hatch to storage area, power and light connected, uPVC fascias and guttering. door to:

Workshop Area: with separate side entrance door, Velux windows, power and light connected, fitted work benches,



THE GARDENS

The property benefits from beautiful landscaped wrap around gardens made up of lawned and patio areas with interspersed shrub beds, flowering borders and fruit trees. There is a decked area leading off the Utility which provides an ideal outdoor entertainment area. In addition there is a separate area which is partially laid to vegetable beds with pergola leading through to the main garden. There is a aluminium framed greenhouse together with useful timber shed.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid and some curtains are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, drainage, electricity and gas are understood to be connected. Gas fired central heating is installed. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council Tax Band D - Shropshire Council.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

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.

FOR SALE

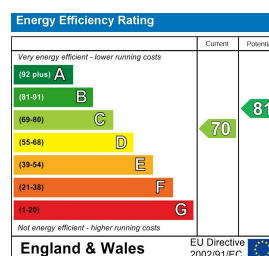
Anzac Nant Lane, Morda, Oswestry, SY10 9BX



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



01691 670320

Oswestry Sales

20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.