



£325,000 Guide Price

Acorn Rise, Welshpool

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- En-suite Master Bedroom
- Private Garden Oasis
- Spacious Detached Living
- EV Charging Point
- Family-Friendly Layout
- Prime Location
- Large Corner Plot

Property Description

This impressive detached four-bedroom property offers the perfect blend of space, comfort, and modern convenience. Situated on a generous corner plot, Acorn Rise boasts a wealth of features to suit the needs of a growing family or those seeking a luxurious lifestyle.

Main Particulars

This impressive detached four-bedroom property offers the perfect blend of space, comfort, and modern convenience. Nestled on a generous corner plot, Acorn Rise boasts a wealth of features that cater to every family's needs.

A welcoming hallway greets you upon arrival, leading seamlessly to a light-filled family room with side access. To the right, a stylish lounge featuring a warming log burning stove and a captivating bay window creates an inviting atmosphere. The heart of the home lies in the spacious family kitchen, fully equipped and offering easy access to the utility room, downstairs WC, and a beautifully bright formal dining room. Sliding doors seamlessly connect the dining room to a stunning conservatory, bathed in natural light and offering picturesque views of the garden. Double doors lead you outside, creating a perfect flow for entertaining.

Upstairs, four well-proportioned bedrooms provide ample space for the whole family. The master suite boasts a luxurious ensuite with a corner shower and a double fitted wardrobe, ensuring a peaceful sanctuary. Three further bedrooms offer versatility, one featuring a single fitted wardrobe, while the family bathroom completes the upper floor.

The expansive corner plot allows you to create your dream outdoor haven. A sprawling lawn graces the front, complemented by a large tarmac driveway with an EV charging point, ideal for modern living. Secure access to the rear garden is provided by gates on both sides, while a patterned concrete pathway elegantly leads around the property. A charming patio area, divided by a picket fence, offers dedicated space for relaxation, while a delightful decked area provides the perfect spot for al fresco dining.

Acorn Rise presents a truly exceptional opportunity to own a spacious and stylish family home in a desirable location.

Welcome hall | Family room | Lounge | Kitchen | Utility | Downstairs WC | Dining room | Conservatory | Master en-suite bedroom | Three further bedrooms | Family bathroom | Driveway | Private garden

Newtown 14 miles, Oswestry 18 miles, Shrewsbury 19 miles, Aberystwyth 56 miles

Council Tax Band: E (Powys County Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Hall

The property boasts a welcoming entrance via a uPVC door, which opens onto a well-appointed entrance hall. The hall features attractive wooden flooring, creating a

warm and inviting first impression. A carpeted staircase gracefully ascends directly ahead, leading to the upper floor. For ease of access, the living areas are conveniently situated off the entrance hall: a door to the left leads to the family room, while a door on the right provides access to the lounge. Additionally, a separate door positioned at the rear of the entrance hall grants direct entry to the kitchen.

Family Room w: 5.32m x l: 2.56m (w: 17' 5" x l: 8' 5")

Adjoining the entrance hall, the inviting family room offers a light and airy feel. Featuring laminate flooring for easy maintenance, the space is bathed in natural light thanks to a window positioned at the front aspect. A uPVC door conveniently provides direct access to the side garden, perfect for seamless indoor-outdoor living.

Lounge w: 4.79m x l: 3.25m (w: 15' 9" x l: 10' 8")

Stepping through the entrance hall, you'll be greeted by the expansive lounge. This grand room boasts laminate flooring for a touch of modern elegance, while a large square bay window at the front aspect floods the space with natural light. A captivating focal point is provided by the log burning stove set upon a slate hearth, creating a warm and inviting atmosphere perfect for relaxing evenings.

Kitchen w: 3.18m x l: 3.2m (w: 10' 5" x l: 10' 6")

The heart of the home lies in the well-equipped kitchen, featuring stylish tiled flooring throughout. Ample storage is provided by a combination of fitted wall and floor cupboards, ensuring everything has its designated place. Modern conveniences abound, with an integrated dishwasher making cleanup a breeze. A double electric oven and a four-ring gas hob provide a versatile cooking experience, complemented by a sleek extractor hood that effortlessly removes cooking odors. A chic cream Smeg fridge (subject to separate negotiation) adds a touch of designer flair, while a stainless steel sink with drainer and mixer tap ensures functionality. A window positioned above the sink offers a delightful view of the private garden, with mature trees framing the scene beyond. Conveniently located doorways connect the kitchen to both the utility room and the formal dining room, creating a perfect flow for meal preparation and entertaining.

Utility w: 2.04m x l: 1.83m (w: 6' 8" x l: 6')

Adjoining the kitchen, the practical utility room provides a dedicated space for laundry tasks. This well-equipped room features the necessary plumbing and space to comfortably accommodate both a washing machine and a tumble dryer. A convenient sink with hot and cold water allows for easy pre-washing or handwashing delicate items. Ample storage is provided by fitted cupboards that seamlessly match the kitchen units, ensuring a cohesive aesthetic throughout. For added convenience, a door leads directly to the garden, perfect for airing laundry, while another door provides easy access to the downstairs WC.

WC

Tucked away discreetly, the downstairs WC offers a practical solution for busy households. Featuring easy-to-maintain tiled flooring, this compact space boasts a small yet efficient heated towel rail, ensuring warm towels are always readily available. A low-level WC and a pedestal hand basin provide the necessary amenities, while an opaque window on the side aspect allows for natural light and ventilation while maintaining privacy.

Dining Room w: 3.18m x l: 2.64m (w: 10' 5" x l: 8' 8")

Continuing the flow from the kitchen, the formal dining room creates a delightful space for shared meals. Comfortably accommodating a table for six, this generously sized room allows you to host family gatherings or intimate dinner parties in style. Warmth and elegance are introduced by the beautiful wooden flooring, while ample natural light floods the room, fostering an inviting atmosphere.

Conservatory w: 2.79m x l: 2.8m (w: 9' 2" x l: 9' 2")

Opening directly from the dining room, the conservatory provides a delightful space for enjoying the outdoors year-round. Featuring stylish tiled flooring throughout, the lower portion of the conservatory is built with warm brick, offering a sense of solidity and privacy. Large glass panels rise above the brickwork, creating a bright and

airy atmosphere with uninterrupted views of the beautiful garden. Double doors conveniently lead out to the garden, allowing for easy access and a seamless transition to outdoor entertaining.

Master Bedroom w: 4.06m x l: 4.06m (w: 13' 4" x l: 13' 4")

The master bedroom offers a tranquil retreat for unwinding after a long day. Upon entering, you'll find a small vestibule with convenient access to both the ensuite bathroom (door on the left) and the main bedroom area (through an archway). The bedroom itself boasts a luxurious bay window at the front aspect, allowing natural light to bathe the space. Plush fitted carpet provides warmth and comfort underfoot, while a double fitted wardrobe ensures ample storage for your belongings. This well-designed layout creates a sense of privacy and functionality within the master suite.

Bedroom 2 w: 3.56m x l: 2.56m (w: 11' 8" x l: 8' 5")

Continuing with the theme of comfort and practicality, bedroom two offers a bright and inviting space. A single fitted wardrobe provides ample storage for your belongings, while a window positioned at the front aspect allows natural light to flood the room. Fitted carpet in a neutral tone ensures warmth and comfort underfoot.

Bedroom 3 w: 2.91m x l: 2.53m (w: 9' 7" x l: 8' 4")

This charming single bedroom offers a peaceful haven for relaxation. Soft carpet provides warmth and comfort underfoot, while a window overlooking the tranquil rear garden allows natural light to fill the space.

Bedroom 4 w: 3.18m x l: 2.87m (w: 10' 5" x l: 9' 5")

This compact fourth bedroom offers a cosy space, ideal for a child or guest room. Plush carpet provides warmth and comfort underfoot, while a window positioned at the rear allows natural light to stream in and offers a view of the garden. This versatile room can be adapted to suit your needs, whether it be a dedicated sleep space or a creative haven.

Garden

Step outside and discover a tranquil haven designed for relaxation and outdoor entertaining. Modern patterned concrete winds its way around the house, creating a pathway that leads to a charming patio area at the back. Framed by a quaint picket fence, the patio offers a perfect spot for soaking up the sun or enjoying al fresco meals with loved ones. Beyond the fence, a lush lawn provides a space for children's play or summertime picnics. The garden culminates in a delightful decked area, perfect for barbecues, stargazing, or simply unwinding surrounded by nature.

Services

Mains water, drainage, gas and electricity. Gas central heating. Double glazed throughout.

Important Notice

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

Money Laundering

To comply with Money Laundering Regulations (MLR 2017), the successful purchaser will be required to provide evidence of their identity upon acceptance of their offer. This typically includes a passport and/or photographic driving licence accompanied by a recent utility bill.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13918701 Registered Office: ,



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