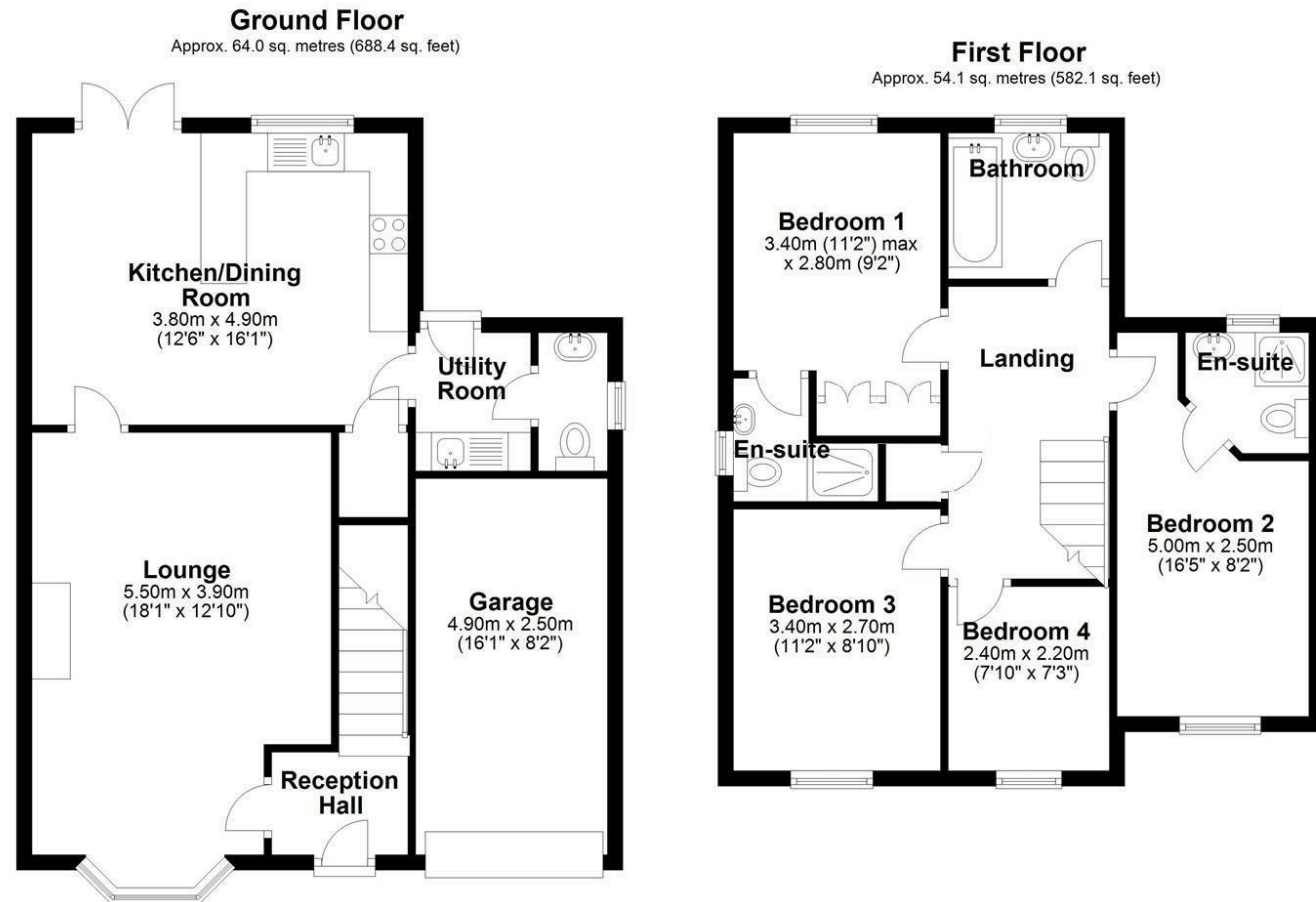


FOR SALE

52, Diksmuide Drive, Ellesmere, SY12 9QA

Halls 1845



Total area: approx. 118.0 sq. metres (1270.5 sq. feet)
52 Diksmuide Drive



FOR SALE

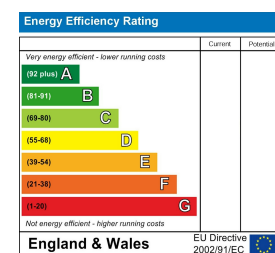
Offers In The Region Of £318,500

52, Diksmuide Drive, Ellesmere, SY12 9QA

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 particularly well presented detached four-bedroom family home, benefiting from integral garage, driveway parking, and two En-Suites, situated in a popular residential location within the North Shropshire town of Ellesmere.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.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 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.

Oswestry (8 miles) and Shrewsbury (16 miles).
(All distances approximate)



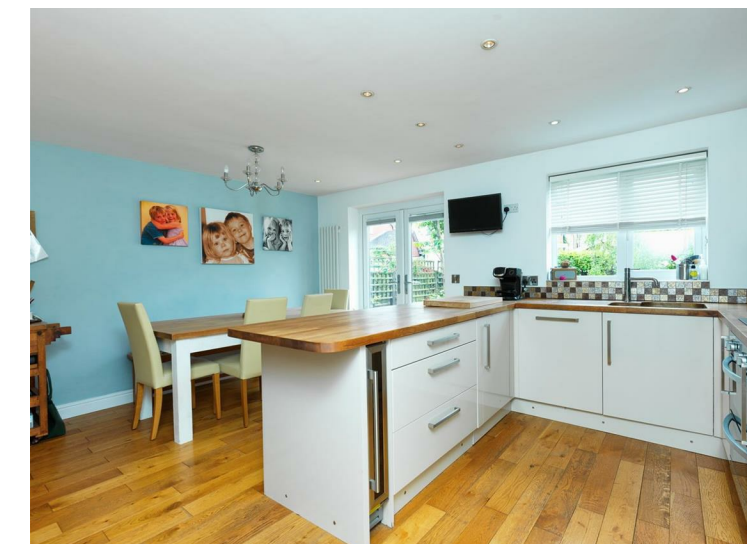
1 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Modern Family Home
- Detached
- Garage and Driveway
- Two En-Suites
- Private Rear Garden
- Edge of Town Location

DESCRIPTION

Halls are delighted with instruction to offer 52 Diksmuide drive for sale by private treaty,

52 Diksmuide Drive is a particularly well presented detached, four-bedroom family home, benefiting from integral garage, driveway parking, and two En-Suites, situated in a popular residential location within the North Shropshire town of Ellesmere.

The property has been carefully maintained and improved by the current vendor, currently comprises, on ground floor and Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room, and Cloakroom, together with, to the first floor, four bedrooms (two of which benefit from En-Suites) and a family bathroom.

Externally the property is complimented by a double width driveway leading onto the integral single garage with, to the rear of the property, a private and well maintained garden, comprising an area of lawn, a number of useful patio areas, and a timber shed.

The sale of 52 Diksmuide Drive does, therefore, represent the rare opportunity to acquire a very well presented family home with the benefit of a garage, parking, and attractive gardens situated in a popular residential location in Ellesmere.

THE ACCOMMODATION COMPRISES

The property is entered via a covered porch through a UPVC front door with glazed panelling into an:

ENTRANCE HALL

With solid wood flooring and carpeted stairs rising to the first floor, with a door leading into the:

LIVING ROOM

Fitted carpet as laid, UPVC double glazed bay window onto front elevation, fireplace with stone effect hearth and wood surround housing the living flame gas fire, with a further door leading into the:

KITCHEN/DINING ROOM

With oak flooring, UPVC double glazed windows onto rear elevation and double opening UPVC glazed panelling patio doors leading out onto the patio area and garden beyond, a selection of base and wall units with wooden worktops, housing a sunken stainless steel one and a half sink with draining area to one side, wine fridge, four ring Zanussi electric hob with a double Zanussi oven below and a Zanussi extractor fan above, also comprising further integrated appliances to include: a Zanussi fridge/freezer and a Bosch dishwasher, with a door leading into the under the stairs storage area, ideal for use pantry; a door from the Kitchen/Dining Room leads into the:

UTILITY ROOM

With attractive tiled flooring, matching base and wall units, an inset stainless steel sink with (H&C) mixer tap above, metro tiled splashbacks, a UPVC door with glazed panelling leading out onto the rear garden, an integrated Logik washing machine, a further door leads from the utility room into the:

CLOAKROOM

With a continuation of the attractive tiled flooring, opaque UPVC double glazed window onto side elevation and a bathroom suite to include wall mounted hand basin with separate (H&C) mixer taps and a low flush WC.

FIRST FLOOR LANDING

A continuation of fitted carpet as laid, inspection hatch to roof space and a door into the airing cupboard which houses the hot water cylinder and has slatted shelving above.

BEDROOM ONE

A continuation of fitted carpet as laid, UPVC double glazed window onto rear elevation, recessed wardrobes which contains a clothes rail and shelving, a door from Bedroom One leads into:

EN-SUITE SHOWER ROOM

Tiled flooring, opaque UPVC double glazed window onto side elevation, walk-in fully tiled shower cubicle housing the Triton electric shower, a low flush WC, and pedestal hand basin with separate (H&C) above, also with a heated towel rail, and an extractor fan.

BEDROOM TWO

A continuation of the fitted carpets as laid, UPVC double glazed window onto front elevation and a door leading into the:

EN-SUITE SHOWER ROOM

Tiled flooring, opaque UPVC double glazed window onto rear elevation and bathroom suite to include pedestal hand basin with separate (H&C), low flush WC, walk-in corner shower cubicle with fully tiled walls and a Triton electric shower, it also has an extractor fan.

BEDROOM THREE

A continuation of the fitted carpet as laid, UPVC double glazed window onto front elevation.

BEDROOM FOUR

Fitted carpet as laid, UPVC double glazed window onto front elevation.

FAMILY BATHROOM

Tiled flooring, opaque UPVC double glazed window onto rear elevation, partly tiled walls and a bathroom suite to include, bath with (H&C) mixer tap with shower attachment, pedestal hand basin with separate (H&C), low flush WC, partly tiled walls, and an extractor fan.

OUTSIDE

The property is approached over a double width tarmac driveway allowing space for the parking of two vehicles, with a small area of lawn to the front, the front garden also has an attractive raised and slate gravelled flower bed, and with paved steps leading to the front door, the driveway also leads onto the integral single garage.

GARDEN

The rear gardens are a pleasant feature of the property, being predominantly laid to lawn bordered with, and edged by, established flower beds containing a range of herbaceous shrubs and flowers, also containing a paved patio area offering an ideal space for outdoor dining and entertaining with a further raised slate bed, at the further end of the garden is a slate gravelled patio area and a raised veg/fruit patch, the rear garden also contains a useful timber garden storage shed.

TENURE

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

SERVICES

We are advised that the property benefits from mains gas, electric, water, and drainage.

LOCAL AUTHORITY AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Council Tax band 'D'.

VIEWINGS

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