

FOR SALE

10 Cherry Drive, Ellesmere, Shropshire, SY12 9PF



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Offers In The Region Of £395,000

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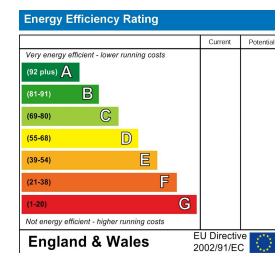


Total area: approx. 144.4 sq. metres (1553.8 sq. feet)  
10 Cherry Drive

**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 622 602

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



A substantial and immaculately presented three-bedroom detached bungalow situated on a generous corner plot within beautifully maintained gardens, alongside driveway parking and a double garage, conveniently situated within a popular residential location on the edge of the noted lakeland town of Ellesmere.



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached Bungalow
- Well Presented
- Corner Plot
- Beautiful Gardens
- Driveway and Double Garage
- Edge of Town Location

**DESCRIPTION**

Halls are delighted with instructions to offer 10 Cherry Drive in Ellesmere for sale by private treaty.

10 Cherry Drive is a substantial and immaculately presented three-bedroom detached bungalow situated on a generous corner plot within beautifully maintained gardens, alongside driveway parking and a double garage, conveniently situated within a popular residential location on the edge of the noted lakeland town of Ellesmere.

Internally, the property has been beautifully maintained and much improved by the current vendors to now offer thoughtfully presented and deceptively spacious living accommodation which comprises at the present time a porch, Inner Hallway, three Bedrooms, family Bathroom, Living/Dining Room, Kitchen, Garden Room, Rear Porch, and Cloakroom.

Externally, the property is positioned within a generous corner plot with excellent gardens that have again been lovingly maintained by the current vendors to offer a private and secluded respite from the madding crowd whilst also featuring ample driveway parking which leads on to the double garage.

The sale of 10 Cherry Drive does, therefore, offer the particularly rare opportunity for purchasers to acquire a substantial and very well maintained detached three bedroom detached bungalow with the benefit of generous gardens and a double garage situated in a particular popular edge of town location.

**THE ACCOMMODATION COMPRISES:**

The property is entered via a UPVC door with opaque glazed panel in to an:

**ENTRANCE PORCH**

Fitted matwell exposed brickwork walls and a wooden door with glazed panel leading in to an:

**ENTRANCE HALLWAY**

Wood effect laminate flooring, inspection hatch to loft space and a door leading in to a hallway cupboard which houses the Worcester Bosch gas fired boiler and a selection of slatted shelving with a further door leading in to the:

**LIVING/DINING ROOM**

20'4" x 20'4" [6.2m x 6.2m]  
Wood effect laminate flooring, UPVC double glazed window on to side elevation with fitted shutters, double opening UPVC doors fully glazed in to Conservatory, living flame effect fire set on to marble hearth with downlighters and surround, with one end of the room given over to a planned space for dining/seating area with a further door leading in to the:

**KITCHEN/BREAKFAST ROOM**

18'11" x 8'6" [5.79m x 2.6m]  
Two UPVC double glazed windows on to rear elevation and a fitted kitchen to include a selection of base and wall units with inset one and a half sink with draining area to one side and (H&C) mixer tap above, marble effect roll topped work surfaces above, metro tiled splashbacks, four ring Siemens electric hob with extractor fan above, eye level Neff oven and grill, and eye level Kenwood microwave, further integrated appliances to include: a Bosch fridge/freezer and Bosch dishwasher. A door leads in to the:

**REAR HALLWAY**

A continuation of the tiled flooring, UPVC double glazed UPVC door with decorative glazed panel leading out on to side access, a door leading in to the garage and a door leading in to:

**CLOAKROOM**

Tiled flooring, UPVC double glazed window on to side elevation, fully tiled walls, low flush WC and wall mounted hand basin with (H&C) mixer tap with wall mounted storage cupboards.

**GARDEN ROOM**

16'0" x 9'6" [4.9m x 2.9m]  
Tiled flooring, glazing on to three aspects allowing lovely views over the particularly well maintained garden, exposed brickwork walls, double opening UPVC patio doors leading out to one end with a single fully glazed UPVC door leading out directly on to the patio.

**BEDROOM ONE**

14'5" x 10'2" [4.4m x 3.1m]  
Fitted carpets as laid, UPVC double glazed window on to front elevation, integrated wardrobe space with doors opening to offer a selection of shelving and clothes rails.

**BEDROOM TWO**

10'9" x 9'10" [3.3m x 3m]  
Fitted carpet as laid, UPVC bay style window on to front elevation and integrated wardrobes offering shelving and clothing space.

**BEDROOM THREE**

12'1" x 7'10" [3.7m x 2.4m]  
Fitted carpets as laid, UPVC double glazed window on to side elevation and a freestanding desk/storage unit with shelving and workspace.

**FAMILY BATHROOM**

Tiled flooring and walls, opaque UPVC double glazed window on to side elevation and a bathroom suite to include hand basin set in to vanity unit with storage cupboards below, large wall mounted bathroom mirror, low flush WC, walk-in 1.5 man shower cubicle with mains fed shower and rainfall head, heated towel rail and a selection of bathroom cabinets with marble effect storage surfaces above.

**OUTSIDE**

The property is approached over a brick paved driveway offering space for the parking of a number of vehicles and leading on to the double garage. This flanked to one side by an area of lawn bordered by established shrubbery beds with the brick paved walkway leading around the side of the property to a further expanse of lawn, again bordered by established hedging and interspersed with mature trees, which leads, via a full height timber gate set in to brick walling, to the rear.

**DOUBLE GARAGE**

16'8" x 15'8" [5.1m x 4.8m]  
Double opening metal up and over front access doors, concrete floors, UPVC window on to side elevation, and power and light laid on.

**REAR GARDENS**

Comprising a shaped area of lawn bordered by established floral and shrubbery beds with a lovely metal gazebo which offers an ideal space for outdoor dining and entertaining. The garden also includes a paved patio area which offers further possibilities for alfresco dining along with a number of gravelled beds and further numerous well stocked flower beds. There is also a substantial timber garden storage shed (approx 3m x 2m) with a freestanding polytunnel situated directly to the rear.

**SERVICES**

We understand that the property has the benefit of mains water, gas, electricity and drainage.

**TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY**

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

**COUNCIL TAX**

The property is in Band ' E ' on the Shropshire Council Register.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: (01691) 622602.