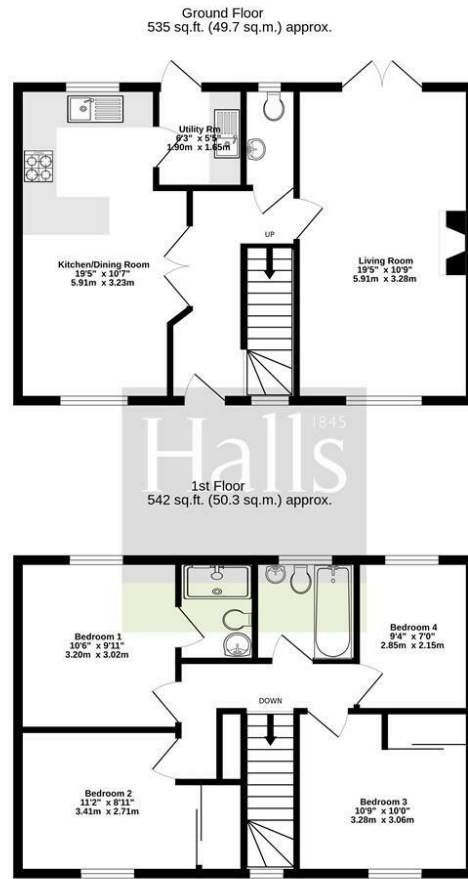


FOR SALE

16 The Hawthorns, Ellesmere, SY12 9ER



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

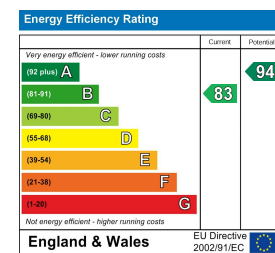
Offers in the region of £375,000

16 The Hawthorns, Ellesmere, SY12 9ER

**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



An impeccably presented and recently constructed four-bedroom detached family home situated in a pleasant "tucked away" position within a well-regarded development on the edge of Ellesmere, boasting a number of improvements alongside attractive gardens, ample driveway parking, and single garage.



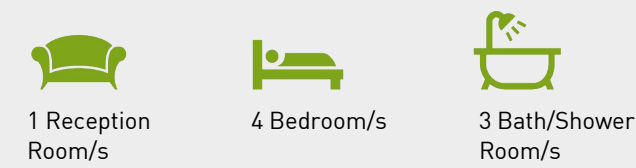
01691 622 602

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

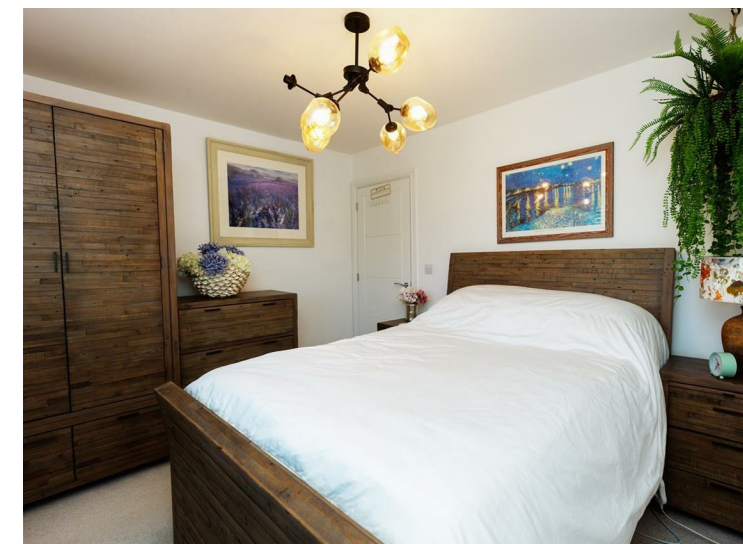
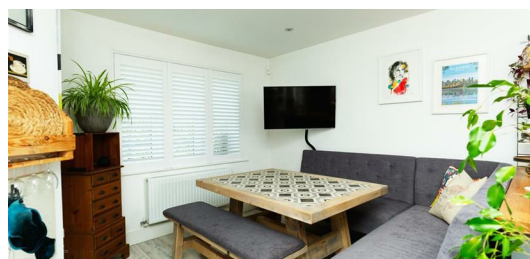


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Oswestry (8 miles), Shrewsbury (16 miles), Chester (25 miles).  
All distances are approximate.



1 Reception Room/s  
4 Bedroom/s  
3 Bath/Shower Room/s



- Detached Modern Home
- Four Bedrooms
- Ample Parking & Garage
- Attractive Gardens
- Pleasant Tucked Away Position
- Abutting open countryside

**DESCRIPTION**

Halls are delighted with instructions to offer 16 The Hawthorns for sale by Private Treaty.

16 The Hawthorns is an impeccably presented and recently constructed four-bedroom detached family home situated in a pleasant "tucked away" position within a well-regarded development on the edge of Ellesmere, boasting a number of improvements alongside attractive gardens, ample driveway parking, and single garage.

The property, which is only a number of years old but has still benefited from a number of internal improvements, currently provides very well presented and well-designed living accommodation situated over two floors which offer, on the ground floor, a Reception Hall, Living Room, Kitchen/Dining Room, Utility Room, and Cloakroom, together with four first floor Bedrooms (master benefiting from an Ensuite) and a Family Bathroom.

The property enjoys a particularly pleasant position which abuts open countryside on the edge of this modern and well-regarded development and benefits from both front and rear gardens, the latter having been further landscaped by the current vendor to now provide an attractive and easy care space to enjoy sitting out, alongside ample driveway parking and a single garage.

The sale of 16 The Hawthorns does therefore provide the rare opportunity for purchasers to acquire a detached modern four bedroomed family home with the benefit of gardens, parking and garage with open countryside to the front within this modern development on the edge of Ellesmere.

**SITUATION**

16 The Hawthorns is situated a short distance from the centre of the charming north Shropshire town of Ellesmere. Ellesmere has an excellent range of shopping, recreational and educational facilities and is also within easy motoring distance of the larger centres of Oswestry (8 miles) Shrewsbury (16 miles) and Chester (25 miles), all of which, have a more comprehensive range of amenities of all kinds.

**ENTRANCE HALL**

With a fitted carpet as laid, carpeted stairs rising to the first floor, UPVC double glazed window with built-in shutters onto the front elevation, and a door leading into a useful understairs storage cupboard with a further door leading into the:

**LIVING ROOM**

With fitted carpets as laid, UPVC double glazed window onto front elevation and double opening fully glazed UPVC patio doors leading out onto the garden beyond, both of which have built-in shutters, and with an attractive Living Flame electric fire set onto decorative tiled hearth with wood effect beam over.

**KITCHEN/DINING ROOM**

With wood effect tiled flooring, UPVC double glazed windows onto front and rear elevation, both of which have built-in shutters, and a fitted kitchen comprising: a selection of base units with wood block worksurfaces over, an inset traditionally styled ceramic sink with draining area to one side and hot and cold mixer tap over, four ring Neff gas hob with electric Beko oven and grill below and extractor fan over, Metro tiled splashbacks and with integrated appliances to include a Baumatic dishwasher and a full height fridge/freezer. One end of the room provides ample space for a dining/breakfast area with a further door leading into the:

**UTILITY ROOM**

With a continuation of the wood effect tiled flooring, composite rear access door with opaque glazed panel and a selection of base and wall units, with a continuation of the wood block worksurfaces. Inset ceramic traditionally styled sink with draining area to one side and hot and cold mixer tap above, tiled splashbacks, planned space for appliances and with one of the wall mounted cupboards housing the Worcester Bosch combi boiler.

**CLOAKROOM**

With a decorative tiled flooring, UPVC double glazed window onto rear elevation with built-in shutters, low flush WC, pedestal handbasin with hot and cold mixer tap.

**FIRST FLOOR LANDING**

With a fitted carpet as laid, UPVC double glazed window onto front elevation, inspection hatch to loft space and a door leading into:

**BEDROOM ONE**

With a continuation of the fitted carpet as laid, UPVC double glazed window onto rear elevation with built-in shutters and mirrored sliding doors giving into the recessed wardrobe/storage cupboard which housings shelving and a clothes rail, with a further door leading into the:

**EN-SUITE SHOWER ROOM**

With pebble effect flooring, walk-in 1½ man shower cubicle, partly tiled walls, low flush WC and wall mounted handbasin with hot and cold mixer tap above, a mains fed shower, along with a heated towel rail.

**BEDROOM TWO**

With fitted carpets as laid, UPVC double glazed windows with built-in shutters and double opening, partly mirrored sliding doors giving into the recessed wardrobe space which houses a clothes rail and shelving.

**BEDROOM THREE**

With a continuation of fitted carpet as laid, UPVC double glazed window onto front elevation, built-in shutters.

**BEDROOM FOUR**

With a fitted carpet as laid, UPVC double glazed window onto rear elevation with built-in shutters.

**FAMILY BATHROOM**

With decorative tiled flooring, UPVC double glazed window with built-in shutters onto rear elevation and a bathroom suite comprising: a panelled bath with hot and cold mixer tap and mains fed shower, partly tiled walls, low flush WC, wall mounted handbasin with hot and cold mixer tap and heated towel rail.

**OUTSIDE**

The property is approached over a generous tarmac driveway which provides ample space for the parking of a number of vehicles and leads onto the Garage.

An attractive paved walkway leads round the side of the property which is flanked to one side by an area of artificial lawn and to the other by a gravelled bed onto an attractive covered porch area with ample space for seating and further on to the front door.

**SINGLE GARAGE**

9'10" x 18'0" (3m x 5.5m)  
Metal up and over front access door, concrete floor, power and light laid on, storage space in rafters.

**REAR GARDENS**

A most notable feature of the property having been much improved by the current vendor to now offer an attractive space which has been designed with ease of maintenance in mind and at present comprises a substantial sandstone paved area that represents an ideal space for outdoor dining and entertaining, this leading onto a further gravelled patio area with metal pergola, all of which surrounds an area of artificial lawn and with a garden bordered in parts by raised beds retained within timber sleepers which contain a selection of mature plants, flowers and shrubs.

**SERVICES**

We understand that the property has the benefit of mains water, electricity, gas 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. Tel: 03459 789000

**COUNCIL TAX**

The property is in band 'D' on the Shropshire Council Register.

**VIEWINGS**

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