



23 Kettlemere Close, Ellesmere, Shropshire,
SY12 0EA

The Bomere is a detached four-bedroom property, extending to approx 1866 sq ft, from Shropshire Homes' Prestige Collection, boasting driveway parking and double garage, Ground Floor Study, and open-plan kitchen/dining room with double doors out to the private garden, situated within a brand new development on the edge of the north Shropshire town of Ellesmere.



FOR SALE

Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles), Chester (25 miles). All distances are approximate.



- NHBC 10-Year Buildmark warranty
- Integrated kitchen appliances
- Air source heat pump
- Double Garage and Driveway
- Electric vehicle charging point
- Edge of town location

DESCRIPTION

The Bomere, from the Prestige Collection, is an impressive four-bedroom detached home that seamlessly blends elegance with practicality. Upon entering, you are greeted by a spacious hallway that sets the tone for the rest of the property. The living room features an inviting inglenook feature log-burner, creating a cozy ambiance for relaxing evenings.

Continuing from the hallway, you'll find the heart of the home - an exquisite open-plan kitchen/dining room. This space is perfect for entertaining, with double doors that lead out to a large garden, allowing for smooth indoor-outdoor living. Adjacent to the kitchen/dining room, an ample-sized utility room with garden access adds convenience to everyday living.

Heading upstairs via the charming winding staircase, a spacious landing awaits. The principal suite, bedroom one, is a luxurious retreat with built-in wardrobes and an en-suite. Bedroom two also features built-in wardrobes, while bedrooms three and four offer versatile space for guests, teenagers, children or hobbies. The large family bathroom is well-appointed with both a shower and bath.

Completing this stunning property is an external double garage and a generous driveway, ensuring ample parking space for residents and visitors alike. The Bomere epitomises modern living with its well-designed layout and abundance of desirable features.

ABOUT SHROPSHIRE HOMES

For over 40 years, Shropshire Homes has operated to a simple philosophy - to provide quality homes of distinctive character in prime locations.

SITUATION

Located in the the Market Town of Ellesmere, Oakmere Ridge offers a mixture of countryside living and the bustle of town life.

Ellesmere provides everything you could need, offering numerous amenities, including local pubs, supermarkets, local produce stores, an array of restaurants, a library, dentist, independent shops, bakers, butchers, Post Office, pharmacy, florists, takeaways and much more!

Ellesmere boasts Ellesmere Primary School, Lakelands Academy and Ellesmere College, all with an Ofsted rating of 'Good'. Ellesmere also benefits from a sports club, cricket ground, football club, sports centre/gym and the oldest bowling club in the UK!

Oakmere Ridge is just a short walk away from the Shropshire Union Canal (Llangollen Branch) and picturesque Mere, known for its beautiful wildlife and pathways to enjoy a gentle stroll, as well as boat hire and trips. A short drive-away over the Welsh border is National Trust's Chirk Castle and Pontcysyllte Aqueduct.

Ellesmere is ideally located in terms of accessibility to larger towns, with Shrewsbury, home of Britain's favourite market, just a 30 minute drive, Oswestry and Wrexham just 20 minutes in the car and the city of Chester just 40 minutes. All of these are easily accessible via public transport on the local bus or Gobowen train station, just 8 miles from Ellesmere.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



KEY FEATURES

- NHBC 10-year Buildmark warranty
- Air source heat pump
- UPVC windows
- Ground floor cloakroom
- Choice of kitchen units with quartz or laminate worktops
- Oven, hob, integrated dishwasher and fridge freezer
- Choice of wall and floor tiles
- Sliding door wardrobes
- Feature log-burner
- Electric vehicle charging point
- Turf laid to front garden
- Fibre ready (FTTP)

THE ACCOMMODATION WILL PROVIDE:

GROUND FLOOR

Entrance Hallway -
Living Room - 5.57m x 4.24m
Kitchen/Dining Room - 8.94m x 3.24m
Study - 3.21m x 2.57m
Utility Room -
Cloakroom -

FIRST FLOOR

Bedroom One - 5.81m x 3.31m
En-Suite -
Bedroom Two - 3.72m x 4.24m
Bedroom Three - 3.76m x 2.77m
Bedroom Four - 2.78m x 2.76m
Family Bathroom -

INCENTIVES

Incentives are available through Shropshire Homes' Helping Hands Scheme



RESERVATION PROCESS

To reserve a property at Oakmere Ridge, a reservation fee of £500 is required (subject to contract and Shropshire Homes' terms & conditions). If contracts are not exchanged within eight weeks of contract papers being issued, Shropshire Homes reserve the right to withdraw the contract and re-market the property. In the event of your not proceeding with the purchase, administration/processing costs will be deducted from the reservation fee and any balance returned.

ANTICIPATED COMPLETION

October - December 2025

PREDICTED ENERGY ASSESSMENT

The property is predicted to enjoy an EPC rating of B (83) and an EI rating of A (96)

SERVICES

We understand that the property will have the benefit of mains Electricity, Water and Drainage.

TENURE

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

LOCAL AUTHORITY AND COUNCIL TAX

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

The property is yet to be assessed for Council Tax

DISCLAIMER

Some of the images and photographs used in the sale particulars have been artificially produced to show a projection of the finished property/development and, as such, may be subject to alteration during the construction process. Some images shown are from other Shropshire Homes developments and are not plot specific.

FOR SALE

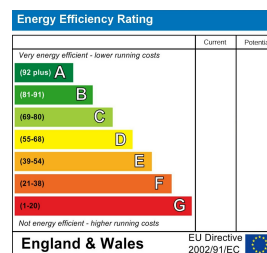
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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Ellesmere Sales

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