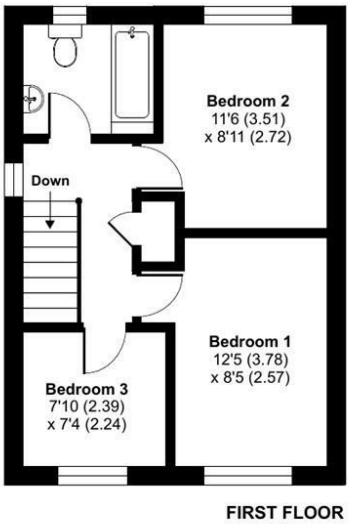
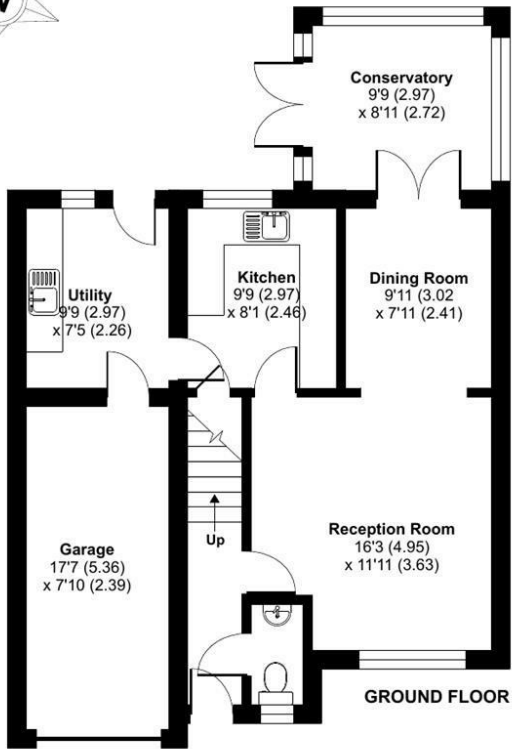


FOR SALE

12 Diksmuide Drive, Ellesmere, SY12 9QA



Approximate Area = 1010 sq ft / 93.8 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1148 sq ft / 106.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/chem 2025. Produced for Halls. REF: 1363331



FOR SALE

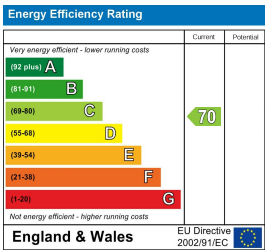
Offers in the region of £265,000

12 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 well proportioned three-bedroom detached family home boasting thoughtfully designed living accommodation, integral garage, and front and rear gardens, conveniently situated in a popular residential location within walking distance of Ellesmere town centre.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.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 any agent 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.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01691 622602

Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles).

All distances approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached
- Three Bedrooms
- Conservatory
- Driveway and Garage
- Walking Distance to Town Centre
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer 12 Diksmuide Drive for sale by private treaty, with the benefit of no onward chain.

12 Diksmuide Drive is a well proportioned three-bedroom detached family home which provides over 1,000 sq ft of thoughtfully arranged and family-friendly living accommodation situated across two generous floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, and Cloakroom, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by gardens situated to both the front and rear, with the former of these enjoying a tarmac driveway, flanked to one side by an area of lawn, which leads on to an integral garage, with, to the rear, further areas of lawn and a paved patio area.

SITUATION

12 Diksmuide Drive lies within a popular residential development just a short walk from Ellesmere's many amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, Moreton Hall, and Ellesmere College.

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street and, when reaching a roundabout, take the third exit onto Talbot Street, turning left shortly after onto Swan Hill. Continue along Swan Hill for around 0.1 miles where a left hand turn leads onto Diksmuide Drive, where, around 250ft later, number 12 will be situated on the right, identified by a Halls "For Sale" board.

W3W

///everybody.starter.clots

THE PROPERTY

The property is principally accessed from the south into an Entrance Hall, where stairs rise to the first floor and a door leads immediately to the right into a Cloakroom, with a further door leading through to a welcoming Living Room, this featuring a window onto the front elevation and ample space for seating. An archway leads through from the Living Room to a versatile Dining Room, allowing a seamless and particularly sociable layout, which could serve for more formal dining occasions or for use as a family or play room., with the Dining Room leading through, via double-opening doors to a Conservatory with views over the gardens and door which exit onto the same.

The ground floor accommodation is completed by a Kitchen situated to the rear of the property which enjoys a range of fitted base and wall units, alongside a window overlooking the garden and a door which opens into a useful Utility Room with planned space for white goods and a secondary access door from the rear; a further door from the Utility Room provides access directly into the Garage.

Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard, and from where access is provided into three comfortably sized Bedrooms, all served by a Family Bathroom which comprises a fitted suite featuring a panelled bath, low-flush WC, and hand basin.

OUTSIDE

The property is approached onto a tarmac driveway which leads on to a single garage (approx. 5.36m x 2.39m) with metal up-and-over front access door, pedestrian door into the Utility Room, and with power and light laid on, with the driveway flanked to one side by an area of lawn and all retained within a mature hedge boundary, providing the property with an increased level of privacy.

At present, the rear gardens feature an attractive paved patio area ideal for outdoor dining and entertaining, with steps which lead down to an area of lawn bordered by a number of established trees and floral beds.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Living Room: 4.95m x 3.63m
Dining Room: 3.02m x 2.41m
Kitchen: 2.97m x 2.46m
Utility Room: 2.97m x 2.26m
Cloakroom:

- First Floor -
Bedroom One: 3.78m x 2.57m
Bedroom Two: 3.51m x 2.72m
Bedroom Three: 2.39m x 2.24m
Family Bathroom:

SERVICES

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

TENURE AND POSSESSION

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

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

LOCAL AUTHORITY

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

VIEWINGS

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