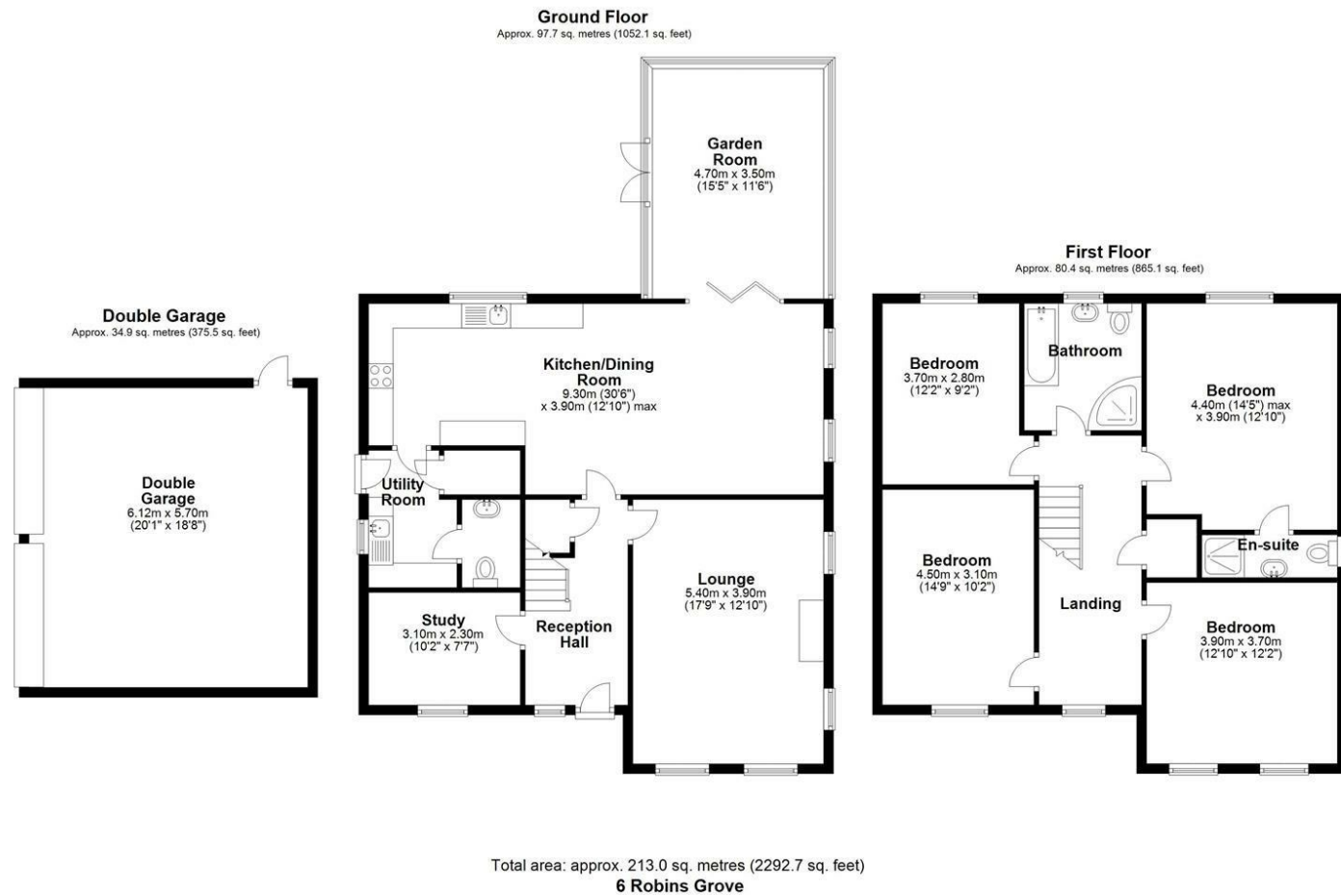


FOR SALE

Kettlemere House, 6 Robins Grove, Welshampton, SY12 0RB



FOR SALE

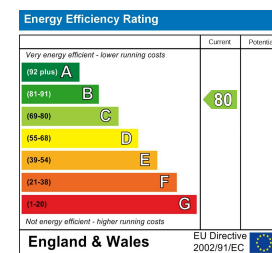
Offers in the region of £550,000

Kettlemere House, 6 Robins Grove, Welshampton, SY12 0RB

**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 substantial and impeccably presented four-bedroom detached family home boasting a detached double garage, ample driveway parking, and excellent gardens which overlook open countryside to the rear, enviably situated within a select modern development in the heart of the village of Welshampton, near 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 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.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Substantial Family Home
- Wonderful Garden Room
- Master With En-Suite
- Generous Driveway & Double Garage
- Excellent Gardens Overlooking Countryside
- Select Modern Development

**DESCRIPTION**

Halls are delighted with instructions to offer Kettlemere House, 6 Robins Grove in Welshampton for sale by private treaty.

Kettlemere House is a substantial and impeccably presented four-bedroom detached family home boasting a detached double garage, ample driveway parking, and excellent gardens which overlook open countryside to the rear, enviably situated within a select modern development in the heart of the village of Welshampton, near Ellesmere.

The property has been meticulously maintained and improved by the current vendors to now offer over 1900 sq ft of stylishly and elegantly presented living accommodation situated over two spacious floors which, at present, comprise, on the ground floor, a Reception Hall, Lounge, Kitchen/Dining Room, Utility Room, Cloakroom, Study, and Garden Room, together with, to the first floor, four generously sized bedrooms (Master with En Suite) and a family Bathroom.

The property is attractively positioned within a select modern development and boasts generous gardens to both the front and rear, with the former of these providing ample driveway parking for a number of vehicles alongside a detached double garage with, to the rear of the property, lovingly maintained gardens which offer areas of lawn and two attractive patio areas, all of which is complimented by a delightful open countryside aspect.

Kettlemere House does, therefore, provide the exciting opportunity for purchasers to acquire a substantial four-bedroom detached family home with the benefit of excellent gardens and detached double garage, enviably situated within this select development in the heart of Welshampton.

**THE ACCOMMODATION COMPRISES:**

The property is entered via a covered porch through a composite front door with opaque glazed panel flanked to one side by opaque glazing, into an:

**RECEPTION HALL**

Clay & Rock porcelain tiled flooring, carpeted stairs rising to the first floor with a door in to a useful understairs storage cupboard, and a further door leading in to the:

**LOUNGE**

17'8" x 12'9" (5.4m x 3.9m)

A continuation of the porcelain tiled flooring, UPVC double glazed windows on to front and side elevations.

**KITCHEN/DINING ROOM**

30'6" x 12'9" (9.3m x 3.9m)

A continuation of the porcelain tiled flooring, UPVC double glazed windows on to the rear and side elevations and a fitted kitchen comprising: a selection of base and wall units with wood-block roll topped work surfaces over, inset 1.5 Rangemaster ceramic sink with draining area to one side and (H&C) mixer tap above, metro tiled splashbacks, four ring Beko induction hob with complimentary oven and grill below and extractor hood over, integrated appliances to include: a Bosch dishwasher and Beaumatic undercounter fridge; one end of the room provides more than ample space for a dining table/seating area. A door leads in to the:

**UTILITY ROOM**

A continuation of the porcelain tiled flooring, UPVC double glazed windows on to side elevation, UPVC door with opaque glazed panelling leading out to side and a selection of base and wall units with a continuation of the wood effect roll topped work surfaces over, inset stainless steel sink with draining area to one side and (H&C) mixer tap with extendable nozzle above, planned space for appliances, door into a walk-in Pantry with floor-to-ceiling shelving, and a further door leading in to the:

**CLOAKROOM**

A continuation of the porcelain tiled flooring, corner hand basin with storage cupboards below and (H&C) mixer tap above, low flush WC.

Bi folding doors lead from the Kitchen/Dining Room in to the:

**GARDEN ROOM**

15'5" x 11'5" (4.7m x 3.5m)

A continuation of the porcelain tiled flooring, double glazing on to three aspects allowing lovely views over the garden, underfloor heating, spotlights, and fully glazed UPVC doors out on to patio.

**STUDY**

10'2" x 7'6" (3.1m x 2.3m)

A continuation of the porcelain tiled flooring, UPVC double glazed window on to front elevation.

The ground floor is all served by underfloor heating.

**FIRST FLOOR LANDING**

Fitted carpet as laid, inspection hatch to roof space with loft ladder to partially boarded loft space with lighting and power, UPVC double glazed window on to front elevation and ample space for reading nook etc, with a door leading in to a useful landing storage cupboard with slatted shelving and the hot water cylinder, a further door leading in to the:

**MASTER BEDROOM**

14'5" x 12'9" (4.4m x 3.9m)

Fitted carpet as laid, UPVC double glazed window on to rear elevation allowing lovely views over the rolling north Shropshire landscape beyond, and a further door leading in to the:

**EN SUITE SHOWER ROOM**

Engineered wood flooring, opaque UPVC double glazed window on to side elevation and a bathroom suite to comprise: a 1.5 walk-in shower cubicle with fully tiled surround with mains fed shower, wall mounted hand basin with (H&C) mixer tap above, low flush WC and heated towel rail.

**BEDROOM TWO**

12'9" x 12'1" (3.9m x 3.7m)

A continuation of the fitted carpet as laid, two UPVC double glazed windows on to front elevation.

**BEDROOM THREE**

14'9" x 10'2" (4.5m x 3.1m)

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

**BEDROOM FOUR**

12'1" x 9'2" (3.7m x 2.8m)

Engineered wood flooring, UPVC double glazed window on to rear elevation allowing lovely views over the landscape beyond.

**FAMILY BATHROOM**

Engineered wood flooring, opaque UPVC double glazed window on to rear elevation, partly tiled walls and a bathroom suite comprising: an attractive freestanding bath with (H&C) central mixer taps above, wall mounted hand basin with (H&C) mixer tap, low flush WC, walk in corner shower cubicle with fully tiled surround and mains fed shower, heated towel rail.

**OUTSIDE**

The property is approached through a farm style gate on to a tarmac portion of driveway which leads further on to a substantial brick paved driveway flanked to one side by an expanse of lawn bordered by established floral and herbaceous beds, with the tarmac area leading further on to the:

**DETACHED DOUBLE GARAGE**

20'0" x 18'8" (6.12 x 5.70)

Electrically operated metal front shutter door, concrete floors, UPVC side access door, fold down ladder leading to the storage space in rafters, with power light and water laid on, extra plug points have been installed by the current vendors. Providing excellent space for vehicular or further home storage but with possibilities should it be desired for conversion (PP permitting).

To the rear of the garage is a gravelled area, ideal for bin storage etc and also housing a timber garden storage shed. Full height timber gates on either side of the property lead round to the :

**REAR GARDEN**

A particularly notable feature of the property and abutting open countryside to the rear, with spectacular views over the north Shropshire landscape and, in particular Hampton House; having been much improved by the current vendors to now comprise a substantial area of shaped lawn bordered by mature floral and herbaceous beds and interspersed with productive espalier fruit trees (one apple and two plum), with a sympathetically planted low level rear border ensuring visibility onto the countryside beyond, with the rear garden also containing an attractive paved patio area accessible directly from the garden room which represents an ideal space for outdoor dining and entertaining. There is a further paved patio area situated to the rear of the gardens beneath a mature oak tree which truly capitalise on the views available from the property.

**SERVICES**

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

The heating is provided by Air Source.

**TENURE**

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

**LOCAL AUTHORITY & COUNCIL TAX**

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 678 9000. Council Tax Band – E

**VIEWINGS**

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