

# BOWEN

PROPERTY SINCE 1862



Offers in Excess of £335,000

🏠 4 Bedrooms    🚿 2 Bathrooms

36 Diksmuide Drive,  
Ellesmere SY12 9QA

# 36 Diksmuide Drive, Ellesmere SY12 9QA

## General Remarks

Bowen are delighted to offer this 4 bedroom detached property for sale by private treaty. The present owner has fully modernised and refurbished the property to a high standard providing well proportioned living accommodation with the benefit of solid oak wood flooring throughout, underfloor heating to the family bathroom and ensuite shower room, plantation window blinds. HIVE heating system. Occupying an enviable location with all the local amenities, the Mere and cremorne gardens within walking distance.

**Location:** The property is situated within walking distance to the popular lakeside town of Ellesmere. The town hosts a range of local shops, a larger supermarket, post office and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.

## Accommodation

### Partly Glazed Stable Style Entrance Door:

**Entrance Hall:** Oak flooring, radiator.

**Fully Tiled Cloakroom:** Tile floor, spot lighting, low level flush wc, wash hand basin with fitted towel rail, heated towel rail, mirror door wall cabinet.

**Lounge:** 14' 0" x 11' 11" (4.26m x 3.62m) Oak flooring, vertical radiator, TV aerial point, dimmer switches, understairs recess presently providing housing for a pet.

### Open Plan Dining Area/Kitchen:

**Dining Area:** 9' 9" x 7' 9" (2.98m x 2.35m) Oak flooring, matching triple downlights, vertical radiator. French doors opening onto patio area.

**Kitchen:** 16' 4" x 9' 9" (4.98m x 2.98m) Spot lighting to ceiling. Fitted kitchen offering a modern contemporary feel complimenting the oak flooring. The kitchen provides floor to ceiling cupboards housing a full length refrigerator with sliding shelves, full length freezer, wine chiller, pull out full length pantry cupboard, 'Gaggenau' built-in microwave and electric fan assisted oven with hot plate tray below. The notable centre island incorporates a double stainless steel sink with mixer tap, 'Gaggenau' 5 ring gas hob, 'Gaggenau' built-in BBQ. Underneath the worktop includes additional storage cupboards, pan drawers, waste bin, 'Miele' integrated dishwasher. French doors opening onto the garden. vertical radiator.

### Staircase to First Floor and Landing Area:

Oak flooring, wall mounted 'Honeywell' programmer, airing cupboard with shelving, cylinder and water pressure pump. Access to loft space via a ladder, partly boarded for storage.

**Bedroom 1:** 10' 1" x 12' 4" (3.07m x 3.75m) Oak flooring, matching wall lights, radiator, TV aerial point.

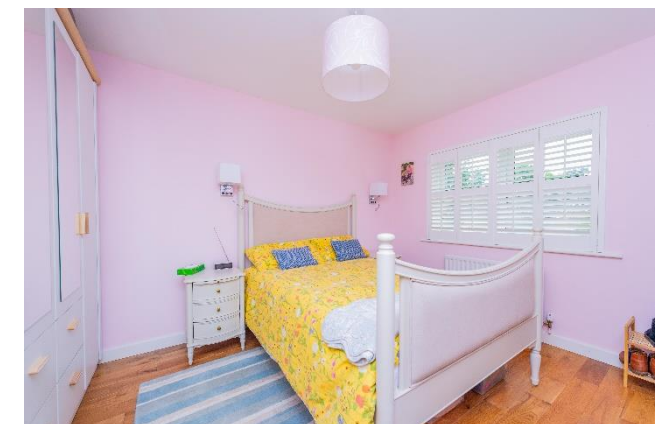
**Fully Tiled Ensuite Shower Room:** 6' 9" x 6' 0" (2.05m x 1.84m) Underfloor heating, spot lights to ceiling, heated towel rail (independently operated), vanity sink unit with touch sensor light mirror above, low level w.c., fully tiled walk-in shower cubicle with multi-function shower system.

**Bedroom 2:** 8' 10" x 11' 5" (2.7m x 3.49m) Oak flooring, radiator, matching wall lights, TV aerial point.

**Bedroom 3:** Oak flooring, radiator.

**Bedroom 4:** 9' 4" x 7' 5" (2.84m x 2.26m) Oak flooring, radiator. Access to loft space

**Fully Tiled Family Bathroom:** Underfloor heating, spot lights to ceiling, freestanding oval bath with bath shower mixer tap, vanity sink unit with mirror door wall cabinet above, heated towel rail, low level flush wc, fully tiled shower cubicle shower cubicle with multi-function shower system.





**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**Directions:** From the agents office in Ellesmere town centre proceed to the small roundabout in Cross Street and take the third exit, turn immediately left into Swan Hill and after a short distance turn left into Diksmuide Drive. Proceed for a short distance where no.36 can be identified on the right hand side by the agents For Sale board.

**Viewing and Further Information:** For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0845 678 9000}

**Outside:** The property is approached over a resin bound drive with adjacent stone area providing parking. Wooden surround borders with variety of flowering plants and shrubs. Covered electric socket and outside wall tap. Exterior wall light. Access all around the house via side timber gates. The enclosed rear garden is mainly laid to lawn with borders housing a variety of mature flowering plants and shrubs. Soft fruit trees to include apple, pear and plum. Patio providing ideal area for outdoor

entertaining. Garden shed, covered electric socket. Exterior wall lighting, side wall tap.

**Garage:** 17' 1" x 8' 5" (5.20m x 2.56m) Dog shower, power light, wall mounted Worcester Boiler. Plumbing and space for washing machine/drier, former .... cupboard with shelf. Garage door electric operated.

**Council Tax Band 'C' EPC 70|C:**



## Start your property journey with us today

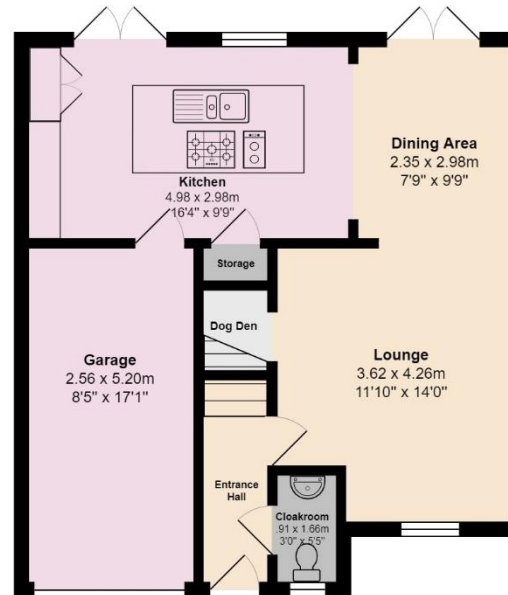
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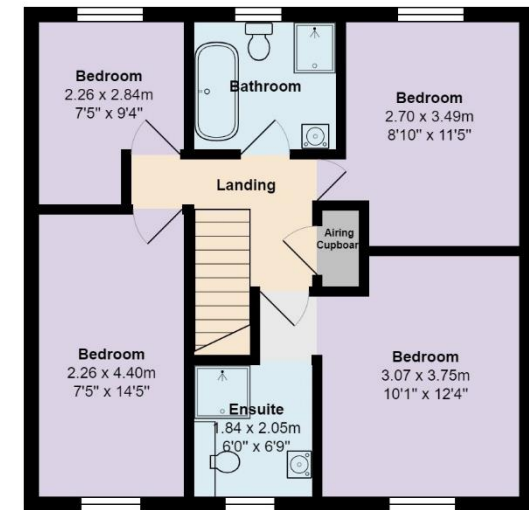
## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

36, Diksmuide Drive, Ellesmere, SY12 9QA



Ground Floor



First Floor

Total Area: 115.4 m<sup>2</sup> ... 1242 ft<sup>2</sup>

All measurements are approximate and for display purposes only