

BOWEN

PROPERTY SINCE 1862



Asking Price £550,000

🏠 3 Bedrooms 🚿 2 Bathrooms

Chatfield House, Elson Road, Ellesmere,
SY12 9EU

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General Remarks

This well-proportioned attractive three-bedroom detached house with garage stands in mature garden and grounds of 0.31 of an acre (0.12 ha) or thereabouts with views over the surrounding countryside. The property is situated in a most sought-after location within Ellesmere in what is widely recognised as the premier residential area of the town enjoying a rural feel and extensive views over the North Shropshire countryside.

Location: The North Shropshire lakeside town of Ellesmere has an excellent range of local retail shops as well as larger supermarket stores. Ellesmere is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester. The nearby A5 gives access links to the motorway network and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.



Accommodation

Spacious Entrance Hall: 12' 11" x 11' 1" (3.94m x 3.37m)
Wooden floor, matching wall lights, understairs cloaks and store cupboard.

Lounge: 23' 4" x 16' 1" (7.11m x 4.89m) Bay to front with dual aspect windows. Exposed ceiling beams and timbers to wall. Stove set in marble type fire surround, hearth and mantel. Two radiators.

Dining Room: 13' 0" x 12' 11" (3.97m x 3.94m) Bay window, radiator.

Open plan breakfast kitchen/sitting room:

Kitchen/Breakfast Room: 14' 9" x 11' 5" (4.50m x 3.48m)
Tile floor and spot lights to ceiling. Range of fitted wall cabinets and matching base units with granite worktop surface and upstands. Granite sink and mixer tap. Integrated appliances to include refrigerator/freezer, 'Bosch' dishwasher, 'Kuppersbusch 4 ring gas hob with tile splash back and extractor above. 'Neff' eye level built-in double oven, 'Bosch' oven/microwave.

Sitting Room: 11' 5" x 9' 11" (3.48m x 3.03m) Exposed ceiling beams, coal effect gas fire set on tile hearth and inset with timber mantel. 'Honeywell' thermostat heating control.

Inner Hall: 12' 0" x 7' 2" (3.66m x 2.18m) Tile floor, radiator. Doors leading to both the front and rear of the property. Door into garage.

Cloakroom: 5' 11" x 2' 5" (1.81m x .73m) Wood effect floor, part timber panel wall, low level w.c, vanity sink unit, radiator, halogen strip light.

Utility Room: 10' 2" x 7' 2" (3.11m x 2.19m) Wood effect flooring. Stainless steel sink unit with drainer and worktop surface, floor to ceiling built-in cupboards, spaces for washing machine and dryer.

Staircase to first floor landing and landing area:
Matching wall lights, radiator.

Bedroom One: 14' 3" x 10' 10" (4.34m x 3.31m)
Coving to ceiling, matching wall lights, radiator.

'Jack & Jill' Bathroom: 14' 1" x 8' 11" (4.28m x 2.71m) White suite comprising: panel bath with shower screen and electric shower above, pedestal wash hand basin low level flush w.c., bidet, shaver light and point, radiator, partly tiled walls, recess with shelves. Mirror door closet to one wall.

Bedroom Two: 13' 4" x 13' 1" (4.07m x 3.98m) Built-in mirror door wardrobe to one wall, radiator.

Bedroom Three: 11' 5" x 10' 5" (3.48m x 3.18m)
Built-in wardrobes with side cabinets and overhead cupboards, radiator.

Shower Room: 8' 1" x 7' 3" (2.46m x 2.20m) Fully tiled shower cubicle with 'Triton' electric shower, pedestal wash hand basin, low level flush wc, heated towel rail, radiator.

Outside: 'Chatfield House' is approached over a stone drive providing ample parking and turning space. The gardens are a notable feature with an abundance of well established trees, shrubs and flowering plants. The enclosed rear garden enjoys a good size lawn area with patio area and various other seating areas within the garden. Potting shed, greenhouse and storage shed. Outside lighting and tap. Open countryside beyond.

Garage: 17' 10" x 10' 2" (5.44m x 3.10m) electric operated door, power and light. 'Baxi' wall mounted gas boiler.

EPC Rating 52|E Council Tax Band 'F'

Tenure: We are informed that the property is Freehold subject to Vacant Possession on Completion.

Services: We are informed that the property is connected to mains water, drainage, electricity and gas.





Viewings and Further Information: Viewings are strictly by appointment through the sole selling agents. For further information or to book a viewing please contact the Ellesmere Office on 01691 622534.

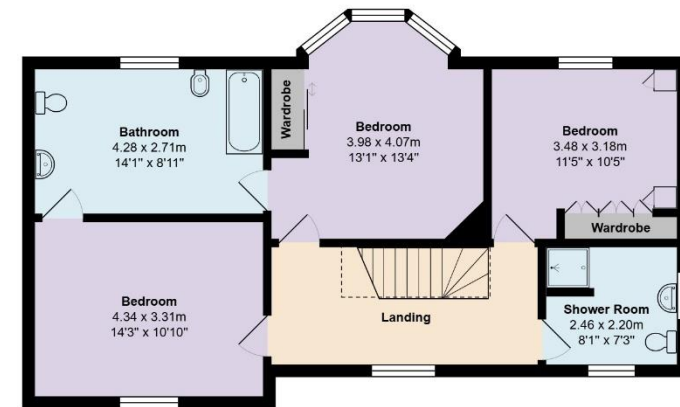
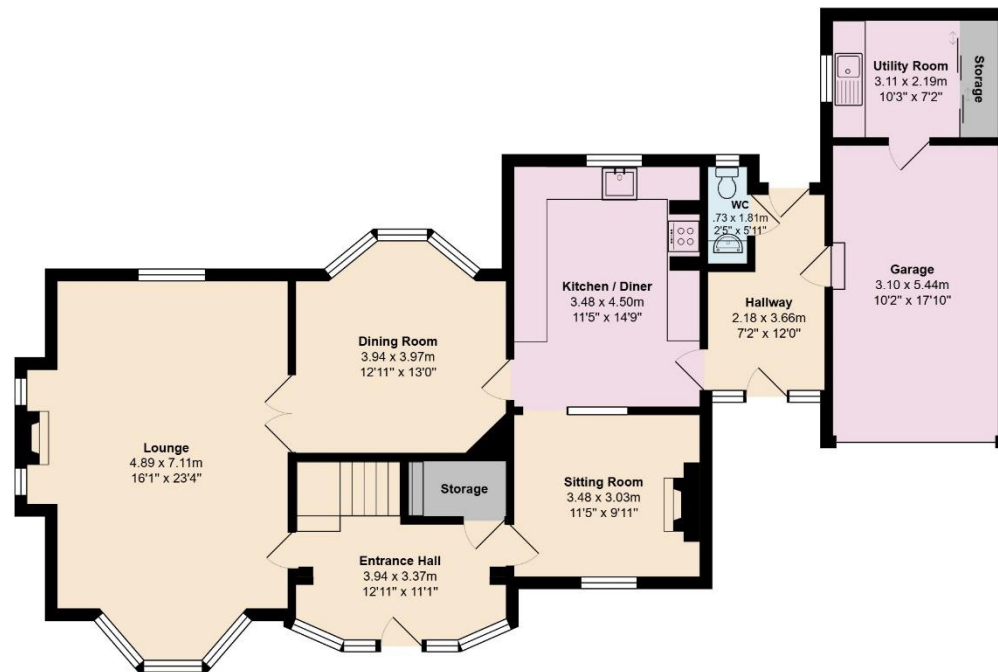
Directions: From the agent's office proceed out of the town along Trimpey Street taking the B5068 road for Dudleston Heath. After a short distance the property will be identified on the right handside by the agents for sale board.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.





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Total Area: 172.9 m² ... 1861 ft² (excluding garage)

All measurements are approximate and for display purposes only

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