



Greenhill Bank, Ellesmere



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**OIRO £700,000**

- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Vaulted Kitchen/Living Area
- Ample Parking & Office Potnetial
- Stunning Rural Location
- Freehold
- EPC rating TBC

Because property is personal with...

**BELVOIR!**



## Don't judge a book by its cover!

This charming bungalow may appear modest from the outside, but step inside and you'll discover a truly impressive luxury high spec home. At its heart is a stunning open-plan kitchen and living space with a vaulted ceiling with beautiful solid oak beams, Velux windows, strategic lighting, and patio doors that flood the room with natural light. The kitchen is beautifully fitted with ample storage, a large island, integrated dishwasher and microwave, space for an American-style fridge/freezer, and a double electric oven with six-ring induction hob. The living area features a cosy log burner and enjoys views of the garden, making it the perfect place to entertain or relax.

## The accommodation comprises:

Entrance hall with guest cloakroom and utility with space and plumbing for washing machine and ample storage  
 Spacious kitchen/living area with vaulted ceiling and two sets of patio doors to the garden  
 Dining area





Three double bedrooms - the master with ensuite wet room and patio doors  
Family bathroom with shower over bath

### **Outside:**

The property is approached via two gated driveways providing ample parking, along with a double carport and workshop/storeroom (with services connected). The delightful gardens wrap around the side and rear, offering something for everyone:

Gravelled area for morning sun with raised beds and shed  
Patio with BBQ and seating area plus summer house  
Lawned section with box hedging and shrubs  
Orchard with a variety of fruit trees and vegetable patches

### **Additional Features:**

Mains electric, water, and drainage  
Heating via air source heat pump with eco wet underfloor heating throughout  
Superfast fibre broadband (360mbps via Airband)

### **Location:**

Situated on the edge of Dudleston Heath (Criftins), a North Shropshire village with primary school and a local community club hosting various activities giving the village a strong community spirit. The Mere offers opportunities for wildlife, paddle boarding and canoeing. Ellesmere is just 3 miles away for day-to-day amenities, while Oswestry is 9 miles for wider shopping and entertainment and a little further south the historic county town of Shrewsbury and to the north, Chester City, and top it all off easy access to north Wales coastline via the A55.

The property is offered with no upward chain, making this a perfect ready-to-go purchase.

Kitchen/Living Area 9.53m x 5.38m (31'4" x 17'8")

Dining Room 2.93m x 3.79m (9'7" x 12'5")

Utility 2.35m x 5.4m (7'8" x 17'8")

Guest Cloakroom 0.95m x 1.78m (3'1" x 5'10")

Inner Hallway 2.89m x 1.5m (9'6" x 4'11")

Bedroom One 5.09m x 4.17m (16'8" x 13'8")

En-suite 3.59m x 1.48m (11'10" x 4'11")

Bedroom Two 3.19m x 3.12m (10'6" x 10'2")

Bedroom Three 2.86m x 3.62m (9'5" x 11'11")

Family Bathroom 2.04m x 2.49m (6'8" x 8'2")









Ground Floor Building 1

## BELVOIR!

Property is personal

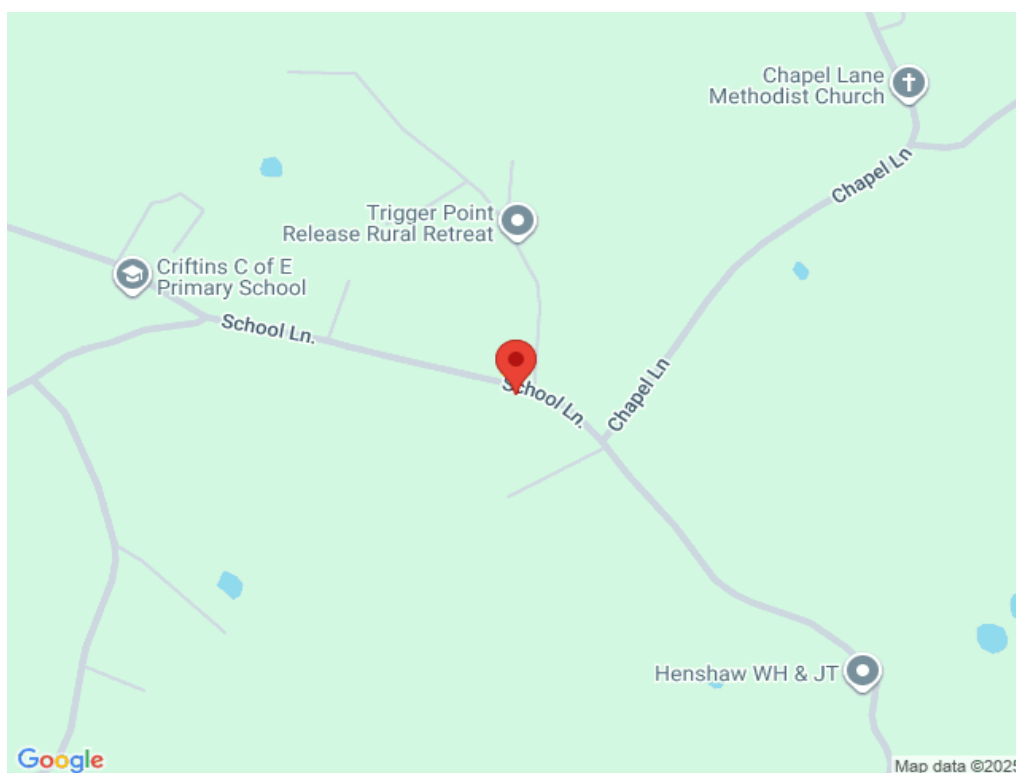
### Approximate total area<sup>(1)</sup>

1421 ft<sup>2</sup>  
131.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# BELVOIR!

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