



MONKS

Maple Ridge Crosemere Court Crosemere Road Cockshutt Ellesmere SY12 0NZ

5 bedroom House - Detached property
Offers in the region of £485,000







**** WONDERFULLY PROPORTIONED FAMILY HOME IN SUPERB EDGE OF VILLAGE POSITION ****

Maple Ridge has been meticulously cared for under the current ownership, offering neatly presented and generously proportioned accommodation with an excellent flow of rooms designed to suit both comfortable everyday living and larger scale entertaining. With a range of versatile reception rooms, this executive home is ideal for growing families or those working from home.

Occupying an enviable cul-de-sac position within this convenient semi-rural village situated equidistant between the thriving and self sufficient market towns of Ellesmere and Wem.

The accommodation briefly comprises Reception Hall, Spacious Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Study, Cloak Room, Five Bedrooms and Two Bathrooms.

The property has oil fired central heating, double glazing, driveway with parking in front of a Double Garage and mature wrap around gardens.

Viewing essential to appreciate the extensive accommodation and location available.

Maple Ridge Crosemere Court Crosemere Road
Cockshutt Ellesmere
SY12 ONZ





LOCATION

The property occupies an enviable position on the edge of this conveniently located North Shropshire village backing onto open farmland. Cockshutt itself enjoys a Public House, CoE Primary School, Church and Village Hall which hosts a 'pop-up' local convenience store. The thriving nearby market town of Ellesmere boasts an excellent range of amenities including major supermarket, doctors, churches, restaurants/public houses, independent stores and many recreational facilities including the famous Mere and beautiful walks. For commuters there is ease of access to the County town of Shrewsbury and the larger market town of Oswestry.

RECEPTION HALLWAY

Wood effect UPVC front door opens into spacious central entrance hall with sizeable understairs storage and off which radiates the ground floor accommodation.

DUAL ASPECT LIVING ROOM

A superbly sized dual aspect room with bay window to the front and French doors onto garden at the rear. Granite hearth and wooden moulded surround with space for a working fire.

DINING ROOM

With French doors onto the terrace and double doors into the

KITCHEN/BREAKFAST ROOM

Fitted with an extensive range of country style oak cabinetry under contrasting work surfaces incorporating 1.5 composite drainer sink and four ring burner hob. Further range of matching eyelevel units along with integrated dishwasher double oven and fridge freezer. Ample space for dining table and chairs. Door into the

UTILITY ROOM

A highly functional space with range of base units under work surfaces with space for freestanding appliances and additional stainless steel single drainer sink. Door onto garden.

STUDY/PLAYROOM

An excellent sized additional reception room currently serving as a study and suitable as a playroom or winter sitting room.

BOOTROOM

With space for hanging coats and window to the side. Door into the

CLOAKROOM

With low-level flush WC, hand wash basin and radiator.

FIRST FLOOR LANDING

Stairs rise to the first floor gallery landing with large built-in airing cupboard and off which radiate the bedrooms.

PRINCIPAL BEDROOM

A spacious and delightful room with range of built-in wardrobes and ample space for additional freestanding furniture. Window to front and door into

EN-SUITE SHOWER ROOM

A large shower room with shower cubicle, low-level WC and hand wash basin. Fully tiled with radiator and window to side.

BEDROOM TWO

A generous double bedroom with extensive built-in wardrobes and window overlooking neighbouring farmland with far reaching views.

BEDROOM THREE

Another double bedroom with window to the front.

BEDROOM FOUR

A further excellent sized double bedroom with window to the rear overlooking garden and fields.

BEDROOM FIVE

A large single bedroom with ample space for freestanding furniture and window to the rear.

FAMILY BATHROOM

Fitted with white suite comprising shower cubicle, panelled bath, low-level WC and hand wash basin. Partly tiled surrounds with radiator.

OUTSIDE

Approached over paved driveway providing parking for two vehicles adjacent to the detached double garage with high-pitched roof and service door directly into garden.

The delightful mature gardens are well established and wrap around the front, sides and rear of the property offering all year round structure, variety and interest. Borders are fully stocked



with seasonal flowering plants and bulbs with mature hedging to the boundaries. An alfresco dining terrace extends from the rear of the property.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place

of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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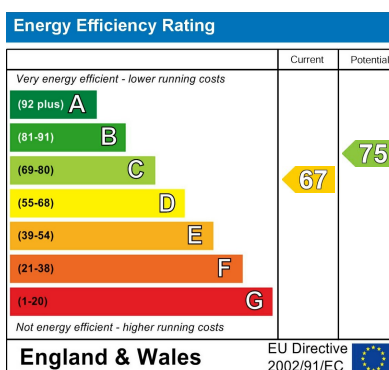
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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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