



FOR SALE

Offers in the region of £499,995

5 Fox Close, Dudleston Heath, Ellesmere, SY12 9NF

An impeccably presented and generously proportioned four-bedroom detached family home boasting around 1,900 sq ft of stylishly appointed living accommodation, alongside beautifully maintained gardens and a double garage; peacefully situated within a select development of homes on the perimeter of Dudleston Heath, near Ellesmere.



Ellesmere (2 miles), Oswestry (9 miles), Wrexham (12 miles), Shrewsbury (19 Miles),

(All distances approximate).



- Modern Family Home
- Around 1,900 sq ft
- Two En-Suites
- Double Garage & Driveway
- Excellent South-Facing Gardens
- Select Development

## DESCRIPTION

Halls are delighted with instructions to offer 5 Fox Close in Dudleston Heath for sale by private treaty.

5 Fox Close is an impressively proportioned four-bedroom detached family home which boasts almost 1,900 sq ft of thoughtfully arranged and carefully maintained living accommodation situated across two particularly family-friendly floors. The ground floor offers a selection of versatile Reception Rooms centred around a delightfully open-plan Kitchen/Dining Room; these complemented by four comfortably sized first floor Bedrooms, two of which benefit from recently modernised En-Suites, and a family Bathroom which, again, benefits from modernisation.

The property is centrally positioned within excellent gardens which extend, in all, to around 0.15ac, these comprising ample driveway parking for a number of vehicles, a detached double garage, and exquisitely improved and meticulously maintained rear gardens featuring a selection of mature planting, lawns, and established floral beds.

## SITUATION

5 Fox Close occupies a desirable position at the culmination of a select development of homes on the fringes of the rural village of Dudleston Heath, which, whilst enjoying immediate access to the celebrated north Shropshire countryside, enjoys a respectable array of day-to-day amenities, including Post Office, Church, and Village Hall. The village is conveniently placed for travel to the nearby town of Ellesmere, which lies astride The Mere, a noted local landmark, and offers a wider range of amenities, with the local county centres of Wrexham and Shrewsbury both within a reasonable commuting distance.

## SCHOOLING

The property is conveniently placed for access to a number of well regarded state and private schools, including Ellesmere Primary, Lakelands Academy, Crifftins C of E Primary (rated outstanding), St.Martins School, and Ellesmere College.

## THE PROPERTY

The property is principally accessed via a covered external Porch which opens into a welcoming Reception Hall featuring engineered oak flooring and ample space for furnishings, alongside a door which opens to the right into a versatile Reception Room currently utilised as a Play Room but with scope for use as an Office, Gym, or fifth/guest Bedroom, depending on the needs of the buyer.

Serving as the heart of this especially family-oriented home is a generously proportioned Kitchen/Dining Room, this extending to around 450 sq ft and featuring a stylish selection of fitted base and wall units positioned before an open plan area intended for dining, this then segueing through to a calmer seating area with triple aspect glazing and patio door which exit onto the garden, allowing the room to readily function as an entertaining space or for more intimate family moments.

Also accessed off the Hallway is a comfortable Living Room with bi-fold doors that open onto the gloriously improved gardens, thus affording the property a seamless transition between the internal and external elements of the home. Completing the ground floor accommodation is a useful Utility Room, accessed from the Kitchen, and a Cloakroom.



3 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



Stairs rise to a first floor landing, from where doors allow access into four comfortably sized Bedrooms, each able to accommodate double beds and with the Master and Bedroom two benefitting from stylishly appointed En-Suite Shower Rooms; with both Bedrooms also boasting integrated storage. Bedrooms three and four are served by a family Bathroom which features an attractive fitted suite comprising a bath, low-flush WC, and hand basin.

#### OUTSIDE

The property is situated within a generous corner plot which extends to around 0.15ac and is accessed over a double-width block-paved driveway with ample space for multiple vehicles, this leading on to a detached double Garage (approx. 5.75m x 5.46m) with vehicular front access door and pedestrian door from the gardens.

The rear gardens are a particularly notable feature of the property and enjoy a desirable southerly aspect, whilst having been transformed by the current vendors into a cornucopia of established planting and delightful seating areas. An expanse of shaped lawn is bordered by a range of well-stocked floral and herbaceous beds and flanked to one side by a productive cottage garden and, to the other, by a patio area from which one can sit and enjoy the calibre of the setting.

#### THE ACCOMMODATION COMPRISES:

- Ground Floor -

Reception Hall:

Office/Reception Room: 4.03m x 2.01m

Kitchen/Dining/Living Room: 7.06m x 6.15m

Utility: 1.96m x 1.56m

Cloakroom:

Living Room: 4.80m x 3.83m

- First Floor -

Bedroom One: 4.83m x 3.35m

En-Suite:

Bedroom Two: 4.85m x 2.84m

En-Suite:

Bedroom Three: 4.85m x 3.21m

Bedroom Four: 4.04m x 3.02m

Family Bathroom:

**W3W**

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#### DIRECTIONS

Leave Ellesmere to the north-west via Elson Road in the direction of St.Martins, continuing for around 2 miles until, just before entering the village of Dudleston Heath, a left hand turn leads into Fox Close. Number 5 is situated to the bottom left of the development and identified by a Halls "For Sale" board.

#### SERVICES

We understand that the property has the benefit of a mains water, electricity, gas, and drainage.

#### TENURE & POSSESSION

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

#### COUNCIL TAX

The property is shown as being within council tax band 'F' on the local authority register.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

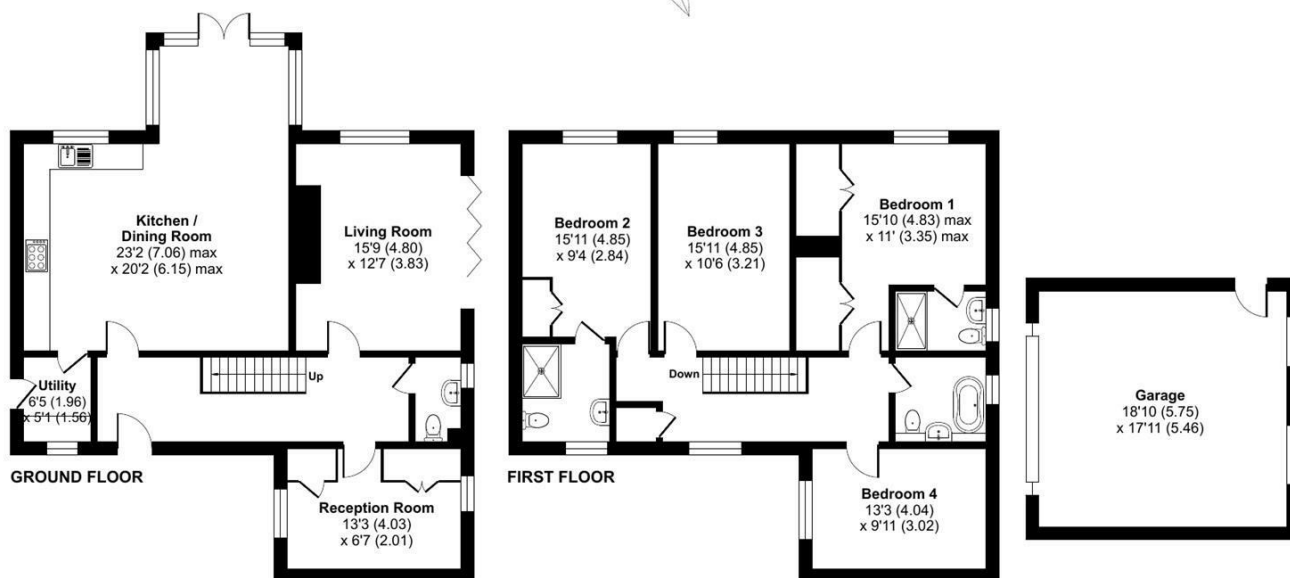
#### VIEWINGS

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

# FOR SALE

## 5 Fox Close, Dudleston Heath, Ellesmere, SY12 9NF

Approximate Area = 1883 sq ft / 174.9 sq m  
Garage = 338 sq ft / 31.4 sq m  
Total = 2221 sq ft / 206.3 sq m  
For identification only - Not to scale

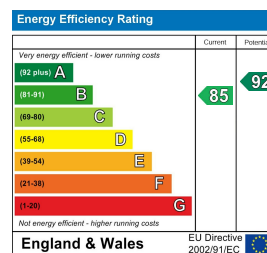


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Halls. REF: 1470746

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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 Ratings



01691 622602

**Ellesmere Sales**

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