



Rose Cottage, 2 Hordley Road, Tetchill, Ellesmere
Ellesmere

Offers in the Region of
£359,500



Bedrooms: 3 Bathrooms: 1 Receptions: 3

Woodhead Sales and Lettings are delighted to present this charming three-bedroom character cottage, offering a warm and inviting family home with a blend of traditional features and modern comforts. Nestled in a sought-after area, this property benefits from an impressive reception room, an open-plan kitchen diner with a conservatory, and a secure, enclosed garden, perfect for those seeking a tranquil lifestyle.

Step inside through a wooden entrance door with a glass panel insert into the welcoming **entrance hall** (3.254m x 2.674m). This bright space features a side aspect window that fills the area with natural light, a radiator with a thermostatic valve to ensure a comfortable temperature, and fitted carpet underfoot, providing a soft and inviting introduction to the home.

A convenient **guest cloakroom** (1.736m x 2.497m) on the ground floor offers a practical and well-appointed space. It includes a modern shower cubicle, a radiator with a thermostatic valve for warmth, a front aspect obscured glass window ensuring privacy, a hand wash basin, and a swan neck WC, adding to the home's daily functionality.

The heart of this home is the impressive and spacious **reception room** (5.392m x 4.421m). This generously proportioned area boasts multiple side aspect windows that allow ample natural light to flood the space. A radiator with a thermostatic valve maintains comfort, while the fitted carpet adds warmth and softness. The room's focal point is a multi-burner nestled within a stunning inglenook fireplace, providing a cosy and inviting atmosphere for relaxation and social gatherings. Built-in storage cupboards offer practical solutions for keeping the living area tidy and organised.

The expansive, open-plan **kitchen/diner** (7.321m x 5.026m) is a true highlight, perfect for family life and entertaining. The kitchen area is equipped with a comprehensive range of eye and base units, an integral fridge freezer, and attractive wooden block worktops that provide ample preparation space. A charming Belfast sink with a mixer tap adds a touch of rustic elegance, while a rangemaster oven and hob cater to all culinary needs. Two radiators with thermostatic valves ensure a comfortable ambient temperature. Wooden flooring in the kitchen area offers durability and style, transitioning seamlessly to fitted carpet in the dining space, which provides a comfortable setting for meals.

Flowing seamlessly from the kitchen is a bright and airy **conservatory** (4.225m x 2.461m). This delightful extension features wooden flooring and boasts expansive rear aspect doors and windows that invite natural light and provide lovely, uninterrupted views of the garden, creating a peaceful space for relaxation or informal dining.

A practical and well-organised **utility room** (2.065m x 1.697m) includes a worktop with eye-level units above, providing additional storage and workspace. There is dedicated space for a washing machine and dryer, along with a conveniently located shelved larder cupboard under the stairs, ensuring household chores are kept out of the main living areas.





Ascending the **stairs**, you will find fitted carpet, leading to the landing. The landing provides access to an insulated loft hatch, an airing cupboard, and a further storage cupboard, ensuring ample and easily accessible storage throughout the home.

The serene **principal bedroom** (3.69m x 4.035m) offers a peaceful retreat. It benefits from dual side aspect windows, allowing for cross-ventilation and plenty of natural light. A radiator with a thermostatic valve ensures comfort, while fitted carpet adds warmth underfoot. A stylish sliding barn-style door adds character, and integrated storage cupboards provide practical solutions for clothing and personal items.

Bedroom 2 (4.2m x 3.482m) is a generously sized double bedroom featuring side aspect windows, a radiator with a thermostatic valve, and soft fitted carpet. This room boasts full wall-length fitted wardrobes/cupboards, offering extensive storage solutions and helping to maintain a clutter-free environment.

Bedroom 3 (2.185m x 2.286m) is a comfortable room with front aspect windows, a radiator with a thermostatic valve, and fitted carpet, offering a versatile space that could serve as a child's bedroom, guest room, or a dedicated home office.

The elegant **family bathroom** (1.895m x 3.614m) is a beautifully appointed space. It features rear aspect obscured glass windows for privacy, an ornate heated towel rail that adds a touch of luxury, a convenient corner shower, a hand wash basin, a low-level WC, and a luxurious roll-top bath, perfect for indulgent soaks. Wooden flooring completes the sophisticated look.

Externally, the property benefits from a private **driveway** to the front, providing secure off-road parking for two vehicles.

The **rear garden** is a delightful outdoor space, designed to be both enclosed and secure, offering peace of mind. It benefits from convenient side access and features lush lawns, charming garden paths, and a patio area perfect for outdoor dining and entertaining. Practical additions include a log store, a wooden shed for storage, and a discreetly screened oil tank, all contributing to a private and well-maintained outdoor environment.

This characterful pre-war cottage boasts exposed timbers, UPVC double glazing throughout, efficient oil heating, and reliable mains electric and water supply. Located in a desirable area, early viewing is highly recommended to fully appreciate the charm, comfort, and unique features this wonderful family home has to offer.

Tenure: We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Services: We have been informed by the seller that the property benefits from mains water, mains drainage, and oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

Council Tax: The council tax band for the property is 'D' and the local authority is Shropshire.





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