

BOWEN

PROPERTY SINCE 1862



Asking Price £310,000

4 Bedrooms 2 Bathrooms

45 Diksmuide Drive, Ellesmere,
SY12 9QA

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General Remarks

A spacious and well presented four bedroom detached family house with integral garage. Situated in this popular residential development within the lakeland town of Ellesmere. Occupying a desirable location within easy walking distance of the town centre, Mere and Cremorne Gardens.

Location: The property is situated within walking distance of the town centre and local amenities. The town hosts a range of local shops, a larger supermarket, post office and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.



Accommodation

Partly Glazed Entrance Door :

Entrance Hall: Wood effect flooring, radiator.

Cloakroom: 5' 9" x 2' 11" (1.75m x 0.88m) Wood effect flooring, low level flush wc, pedestal wash hand basin with tile splashback, radiator.

Open Plan Living/Dining Room: Wood effect flooring.

Living Area: 16' 8" x 14' 11" (5.07m x 4.54m) Coving to ceiling, Coal effect gas fire set on a raised marble style hearth with inset and mantel, 'Sangoma' thermostat control switch, radiator.

Dining Area: 9' 9" x 7' 9" (2.98m x 2.35m) Radiator, french doors opening onto the rear garden.

Open Plan Kitchen/Utility : Tile floor, halogen strip lighting.

Kitchen: 9' 9" x 8' 5" (2.98m x 2.56m) Range of fitted wall cupboards and matching base units with worktop surface above, 1.5 enamel sink with mixer tap, built-in ' Range Master' electric oven with 5 ring gas hob with extractor hood above, partly tiled walls, breakfast bar area with drawers and cupboards below, space for dishwasher. Small radiator. Understairs store cupboard.

Utility Room: 9' 9" x 7' 6" (2.98m x 2.29m) Range of fitted wall cupboards with matching double base cupboard below with worktop surface above, partly tiled walls, stainless steel circular sink with mixer tap, space for washing machine and dryer. Door into garage. Half glazed door to rear garden.

Spindle Staircase to First Floor and Landing Area:

Laundry cupboard with slatted shelves, access to roof space, radiator.

Bedroom One: 10' 8" x 8' 6" (3.24m x 2.58m) Radiator.

Dressing Room: 7' 7" x 7' 1" (2.31m x 2.15m) Full length wardrobes to two walls, radiator.

Fully Tiled Ensuite Shower Room: 7' 4" x 4' 6" (2.23m x 1.38m) Vinyl flooring, fully tiled enclosed shower cubicle

with mains fed shower, low level flush wc, wash hand basin, extractor fan, radiator.

Bedroom Two: 13' 1" x 7' 7" (3.98m x 2.31m) Radiator.

Bedroom Three: 9' 0" x 8' 10" (2.74m x 2.69m) Radiator.

Bedroom Four: 11' 8" x 8' 1" (3.56m x 2.46m) Radiator.

Bathroom: 6' 9" x 5' 3" (2.05m x 1.61m) Vinyl flooring. Panel bath with electric shower and shower screen over, pedestal wash hand basin, shaver point, extractor fan, low level flush wc, partly tiled walls.

Outside: The property is approached over brick block pave drive providing parking. Small gravel area to the fore and a side gate allows access to the enclosed rear garden which is set on two levels. Patio area along astro turf area. Brick wall with central steps leading onto a lawn area housing some shrubs and timber garden shed. External wall tap.

Garage : 17' 8" x 7' 6" (5.39m x 2.29m) 'Up and over' door, power and light. 'Worcester' wall mounted gas boiler.

EPC Rating 72|C Council Tax Band 'D':

Tenure : The property is understood to be freehold with vacant possession upon completion.

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

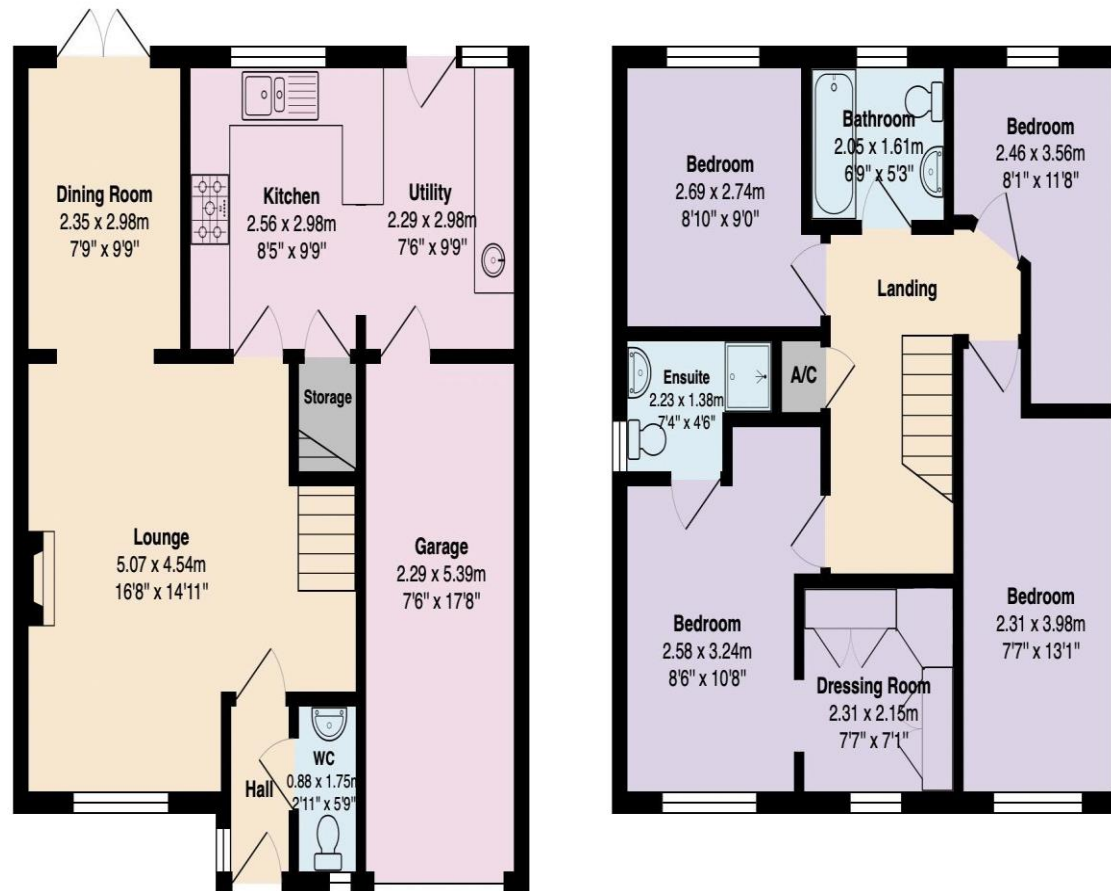
Services: Mains electricity, gas, water and drainage are understood to be connected.

Directions: From the agent's office in Ellesmere town centre proceed to the small roundabout in Cross Street and take the third exit, turn immediately left into Swan Hill and after a short distance take the first turning left into Diksmuide Drive. Proceed for a short distance where number 45 can be identified on the left hand side by the agent's For Sale board.





45, Diksmuide Drive, Ellesmere, SY12 9QA



Total Area: 105.6 m² ... 1137 ft² (excluding garage)

All measurements are approximate and for display purposes only

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