

BOWEN

PROPERTY SINCE 1862



Asking Price £310,000

🛏 2 Bedrooms 🚿 2 Bathrooms

Cedar View, Knowles Lane, Bettisfield,
Whitchurch, SY13 2LH

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General Remarks

Spacious detached bungalow with detached garage offering versatile living accommodation. Occupying an impressive rural location surrounded by open countryside. Standing in large, enclosed gardens within easy reach of the market towns of Ellesmere, Whitchurch and Wem.

Location: The property enjoys a most pleasant rural location on the outskirts of the village of Bettisfield surrounded by open countryside. Close to the market towns of Ellesmere, Whitchurch and Wem which offer a large range of amenities and recreational facilities. It is also ideally situated for access to the larger centres of Wrexham, Chester, Oswestry and Shrewsbury as well as the motorway network beyond. The area is well served for excellent state and public schools. Rail links are available at the nearby villages of Wem and Gobowen and the town of Whitchurch.



Accommodation

Partly Glazed Entrance Door:

Breakfast Kitchen: 15' 5" x 9' 11" (4.71m x 3.01m) Tile floor, dual aspect windows. Range of fitted wall cupboards and matching base units with worktop surface, integrated dishwasher, built-in electric fan assisted oven with built-in microwave above. Four ring halogen hob with extractor hood above, 1.5 stainless steel sink unit, radiator.

Lounge: 19' 10" x 9' 3" (6.05m x 2.82m) Log burner set on a raised slate hearth with tile inset, two radiators.

Sunroom: 15' 5" x 6' 1" (4.71m x 1.85m) Vertical blinds, matching wall lights, radiator. Door leading to outside.

Bedroom Two: 12' 3" x 9' 3" (3.74m x 2.82m) Radiator.

Hallway off which:

Bathroom: 10' 2" x 5' 9" (3.10m x 1.75m) Tile floor and partly tiled walls. Panel bath with shower screen and 'Gainsborough SE' electric shower above, vanity unit incorporating low flush w.c. and sink. Boiler cupboard with shelves.

Study Area: 9' 2" x 9' 2" (2.79m x 2.79m) Wood effect flooring, radiator, thermostat control switch.

Study Area: 12' 3" x 7' 7" (3.74m x 2.31m) Wood effect flooring, radiator, and built in store cupboard.

Dining Room/Utility Area: 16' 7" x 11' 11" (5.05m x 3.64m) Dual aspect windows and wood effect flooring. radiator, stainless steel sink unit with drainer and mixer tap. Fitted base unit with worktop surface above. Spaces for washing machine and tumble dryer.

Bedroom One: 14' 11" x 9' 10" (4.55m x 2.99m) Wood effect flooring, radiator, partially glazed door to outside.

Fully Tiled Wetroom: 6' 6" x 6' 3" (1.98m x 1.90m) 'Mira Elite SE' electric shower, low level flush wc, wash hand basin, extractor fan and heated towel rail

Outside: 'Cedar View' stands in good size gardens surrounding the property which has access all around. Approached off a country lane with the benefit of dual

access onto a tarmac drive also providing ample parking. The gardens are set on two levels, mainly laid to lawn with a variety of established shrubs and flowering plants interspersed throughout the gardens together with fruit trees including, apple and plum. A good size patio area with central pond off which is a steel frame greenhouse, workshop/store shed & potting shed. Timber frame perspex roof carport. External wall tap. log store.

Detached Garage: 21' 4" x 9' 7" (6.50m x 2.92m) Electrically operated door with side personal door. Power, light and water available. Overhead storage.

Services: We understand the property is connected to mains electricity. Private water and drainage. Oil heating.

Tenure: We understand the property is freehold with vacant possession upon completion.

EPC Rating 54|E Council Tax Band 'F':

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY Tel: 01978 292000

Directions: From Ellesmere head south out of the town A528 towards Shrewsbury past the Mere. Take the first left signposted Whitchurch A495. Proceed for around 4 miles until entering the village of Welshampton, continue through the village and after a short distance take the first turning right sign posted Lyneal into Rowe Lane just after passing Willenhall Way caravan Park on the right. Proceed along Rowe Lane taking the first left into Knowles Lane where Cedar View can be identified after a short distance on the left handside.

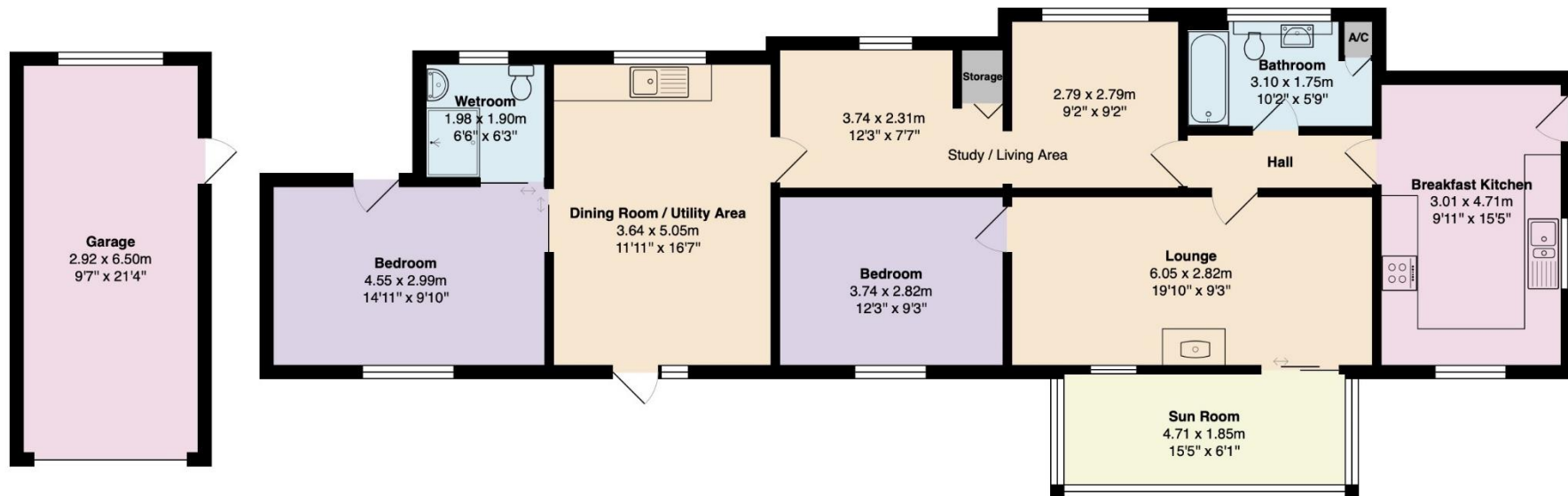
What3Words//butterfly.inclined.honeybees:







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Total Area: 117.6 m² ... 1266 ft² (excluding garage)

All measurements are approximate and for display purposes only

