

BOWEN

PROPERTY SINCE 1862



Asking Price £350,000

44 Diksmuide Drive, Ellesmere,
Shropshire, SY12 9QA

🏠 4 Bedrooms

🚿 2 Bathrooms

44 Diksmuide Drive, Ellesmere, Shropshire, SY12 9QA



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General Remarks

A spacious and well presented four bedroom detached family property 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, the property offers flexible accommodation which can be tailored to suit the requirements of the purchaser. There is a large driveway to the front and private gardens to the rear. The property is warmed by gas fired central heating and is fully double glazed. Early inspection is highly recommended.

Location: The property is situated within walking distance of the centre of the popular lakeland town of Ellesmere. 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

A part glazed door at the front of the property leads into:

Porch: 5' 2" x 3' 8" (1.58m x 1.11m) Tiled floor, radiator and archway to:

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Hall: 12' 1" x 5' 11" (3.68m x 1.80m) Tiled floor, stairs to first floor landing, thermostat and doors off to:

Family Room: 17' 11" x 7' 10" (5.46m x 2.39m) Wood flooring, radiator and door to:

Store Room: 11' 5" x 7' 9" (3.47m x 2.36m) Newly fitted Ideal gas fired boiler and part glazed door to rear gardens.

Lounge: 16' 1" x 10' 11" (4.90m x 3.33m) Window seat to front, log burner, two radiators, TV point and glazed doors to:

Kitchen/Diner: 19' 7" x 9' 9" (5.97m x 2.98m)

Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl ceramic sink/drain. Range cooker with extractor hood over, space for fridge freezer, tiled floor, glazed doors to rear gardens and internal door to:

Utility: 6' 9" x 5' 10" (2.05m x 1.79m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drain.

Space/plumbing for washing machine and dishwasher. Tiled floor, radiator, part glazed door to garden and internal door to:





Cloakroom: 5' 11" x 2' 10" (1.80m x 0.86m) Low level flush w.c., wash hand basin with vanity cupboard below, tiled floor and heated towel rail.

Stairs to first floor and landing: Airing cupboard housing hot water cylinder/slatted shelving, access to loft space, radiator and doors off to:

Bedroom 1: 14' 1" x 10' 8" (4.28m x 3.26m) max plus 6' 9" x 2' 9" (2.07m x 0.84m) Radiator and door to:

En Suite: 7' 0" x 5' 3" (2.14m x 1.61m) Suite comprising corner shower cubicle with electric shower, countertop wash hand basin with vanity unit beneath and low level flush w.c. Tiled floor, part tiled walls, heated towel rail and extractor fan.

Bedroom 2: 9' 11" x 9' 9" (3.03m x 2.96m) Radiator.

Bedroom 3: 12' 2" x 8' 3" (3.70m x 2.52m) Radiator and built in wardrobe.

Bedroom 4: 10' 0" x 8' 4" (3.06m x 2.55m) max Radiator.

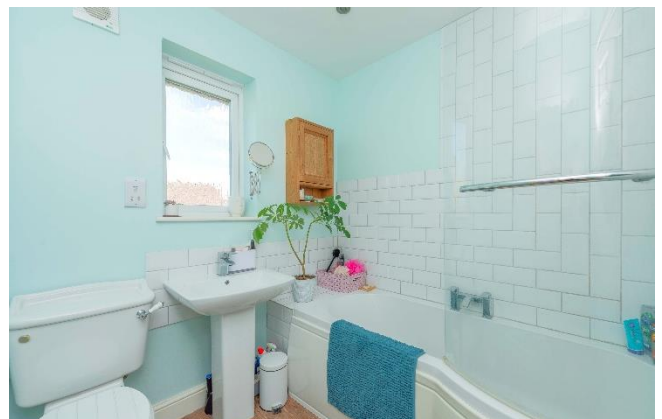
Family Bathroom: 7' 2" x 6' 6" (2.18m x 1.98m) Suite comprising 'P' shaped bath with electric shower over, pedestal wash hand basin and low level flush w.c. Vinyl flooring, part tiled walls, heated towel rail and extractor fan.

Garage: 7' 10" x 6' 10" (2.38m x 2.09m) Currently split by a partition wall to provide the store room at the rear. The remainder of the garage is accessed via an electric roller door at the front and includes light/power facilities.

Outside: At the front of the property the large double width driveway is bordered by lawned gardens. A pedestrian gate provides access to the side and onwards to the rear gardens. These include gravelled beds/seating areas, lawns, decking and a variety of mature shrubs, plants and trees. There is also an electric car charging point located at the front of the property.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Council Tax Band: Council Tax Band - 'E'.



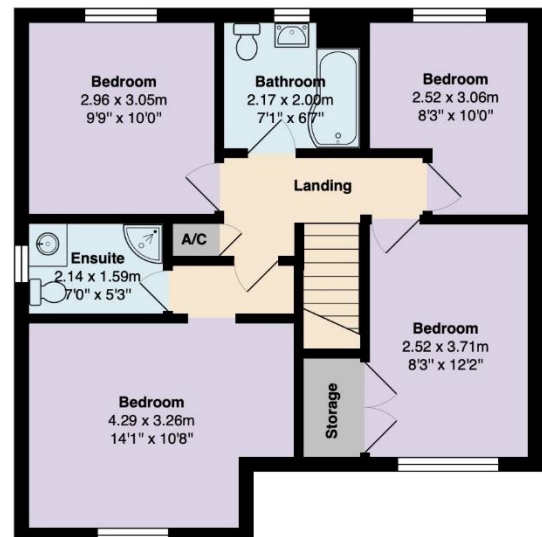
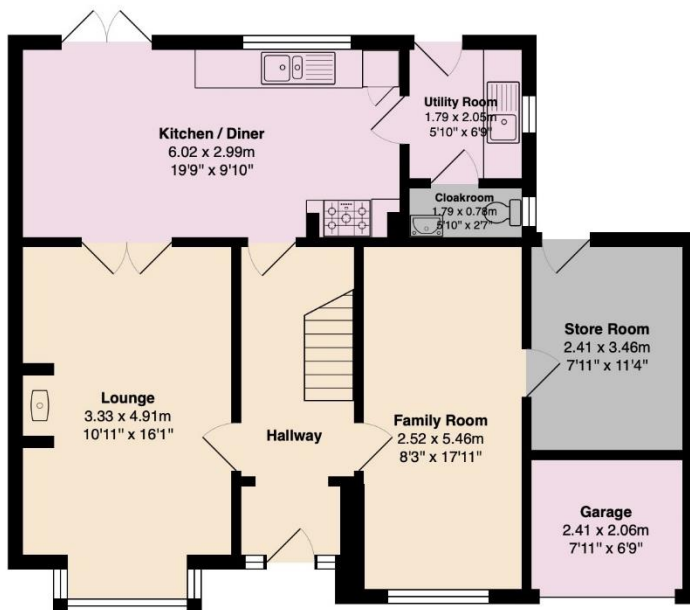
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0845 678 9000

Services: We are informed that the property is connected to mains gas, water, electricity and drainage supplies.

EPC Rating: EPC Rating - 69|C

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 turn left into Diksmuide Drive. Proceed for a short distance where number 44 can be identified on the right hand side by the agent's For Sale board.

44, Diksmuide Drive, Ellesmere, SY12 9QA



Total Area: 140.1 m² ... 1508 ft²

All measurements are approximate and for display purposes only

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