

FOR SALE

Offers in the region of £259,500

# 2 Eatonfield Close, Bettisfield, Whitchurch, SY13 2LY

A much improved and deceptively spacious three-bedroom family home boasting stylishly presented living accommodation, attractive gardens, and ample driveway parking; peacefully situated within the heart of the popular village of Bettisfield.







FOR SALE

Ellesmere (6 miles), Whitchurch (8 miles), Wrexham (15 miles), Shrewsbury (18 miles)

All distances approximate







- Greatly Improved
- Open-Plan Living
- Almost 1,100 sq ft
- Stylishly Presented
- Ample Driveway Parking
- Idyllic Village Setting

## DESCRIPTION

Halls are delighted with instructions to offer 2 Eatonfield Close in Bettisfield for sale by private treaty.

2 Eatonfield Close is a modern three-bedroom family home which has, since construction, been subject to a comprehensive scheme of improvement and extension works, and which now provides around 1,100 sq ft of tastefully appointed and stylishly presented living accommodation arranged across two generously proportioned floors.

The property is complemented by both front and rear gardens, with the former of these having been designed with ease of maintenance in mind and featuring slate-gravelled areas positioned before well-stocked floral beds. The rear gardens have, as per the property, been decidedly improved and now comprise a tiered Indian sandstone patio area which leads on to an area of shaped lawn, with the gardens culminating at further paving and a storage shed.

## SITUATION

The property lies within the heart of the traditional village of Bettisfield which perches on the edge of Whixall Moss, a National Nature Reserve criss-crossed by tracks and walks, providing a haven for those with rambling, cycling, or equestrian interest. Despite its idyllic setting, the property retains a convenient proximity to the nearby towns of Ellesmere and Whitchurch which, between them, provide a range of day-to-day amenities, including Schools, Supermarkets, Restaurants, Public Houses, Medical Facilities, and an array of independent shops; with the county centres of Wrexham and Shrewsbury lying to the north and south respectively.

## SCHOOLING

The property is well situated for access to a number of well regarded state and private school, including Welshampton C of E Primary, Whixall C of E Primary, Newtown C of E Primary (outstanding), The Maelor School, Lakelands Academy, Ellesmere College, Packwood Haugh, Oswestry School and Adcote School for Girls.

## THE PROPERTY

The property is principally accessed via a covered external Porch which opens into a welcoming Entrance Hall, where stairs, with storage beneath, rise to the first floor and a door opens into a useful Cloakroom, alongside ample space for coats and boots following walks in the surrounding countryside. Turning immediately left from the Entrance Hall, a door opens into a particularly versatile Reception Room with ample space for seating and dining, boasting dual-aspect windows onto the front and rear elevation and offering scope for a number of onward usages, be that as a formal Dining Room, Family Room, or home Office/Study.

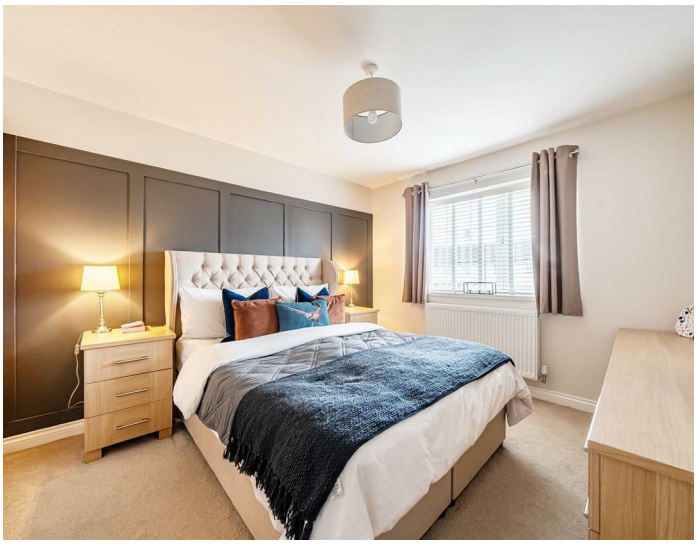
The Entrance Hall culminates at a door which opens into a gloriously open-plan Living Area which serves as a delightfully sociable space ideally suited to entertaining or family moments alike. Initially, one is greeted by a stylish fitted kitchen comprising a selection of shaker-style base and wall units with granite worktops over, these complemented by an extensive range of integrated appliances; with a breakfast bar providing a soft- division between the kitchen and the Dining Area which lies beyond, this positioned before patio doors which open directly onto the garden. The Dining Area then seamlessly segues into a further reception room with a window overlooking the front elevation and planned space for furniture arranged around a feature fireplace housing a "log-burner" style heater.

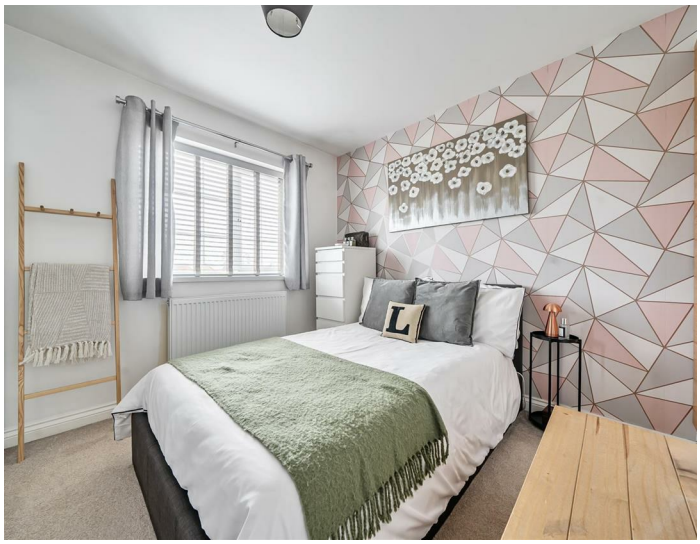
Stairs rise to a first floor landing with recessed storage cupboard, from where doors provide access into three comfortably sized Bedrooms each benefitting from integrated wardrobe space. Bedroom One boasts an adjoining En-Suite Shower Room comprising an attractive fitted suite, with the remaining Bedrooms served by a well appointed Family Bathroom featuring a panelled bath, and low-flush WC/hand basin set within a vanity unit, all set against a backdrop of tiled walls.

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s





## OUTSIDE
The property is approached, from the front, via a brick-paved walkway which leads between areas of slate gravel bordered by raised and well stocked floral beds. The rear gardens have been wonderfully landscaped and now provide a wonderful complement to the calibre of the home. With patio doors opening onto an attractive Indian sandstone paved patio area providing an ideal space for outdoor dining and entertaining, this leading on to an expanse of shaped lawn. A further area of paving lies at the end of the garden and houses a timber garden storage shed.

Beyond the back gate is ample driveway parking for a number of vehicles.

## THE ACCOMMODATION COMPRISES
- Ground Floor -
Entrance Hall:
Reception Room: 4.38m x 2.87m
Cloakroom:
Kitchen/Dining/Living Area: 7.67m x 5.38m

- First Floor -
Bedroom One: 3.04m x 3.06m
En-Suite:
Bedroom Two: 3.16m x 2.77m
Bedroom Three: 2.34m x 2.07m
Family Bathroom:

## DIRECTIONS
Leave Ellesmere via the A495, turning left shortly after passing The Mere to remain on this road. Following the left hand turn, continue for approximately 3.9 miles until a right hand turn (signposted Bettisfield/Wem) leads into Bettisfield. Continue on this road for around 1.2 miles and the property will be situated on the left, identified by a Halls For Sale board.

## W3W
///proofs.irony.struggle

## TENURE AND POSSESSION
The property is said to be of freehold tenure and vacant possession will be granted upon completion.

## LOCAL AUTHORITY
Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

## COUNCIL TAX
The property is shown as being within council tax band D on the local authority register.

## SERVICES
We are advised that the property is served by mains water and electric. Drainage is to a private system and heating is provided by an LPG boiler fed from a communal tank.

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

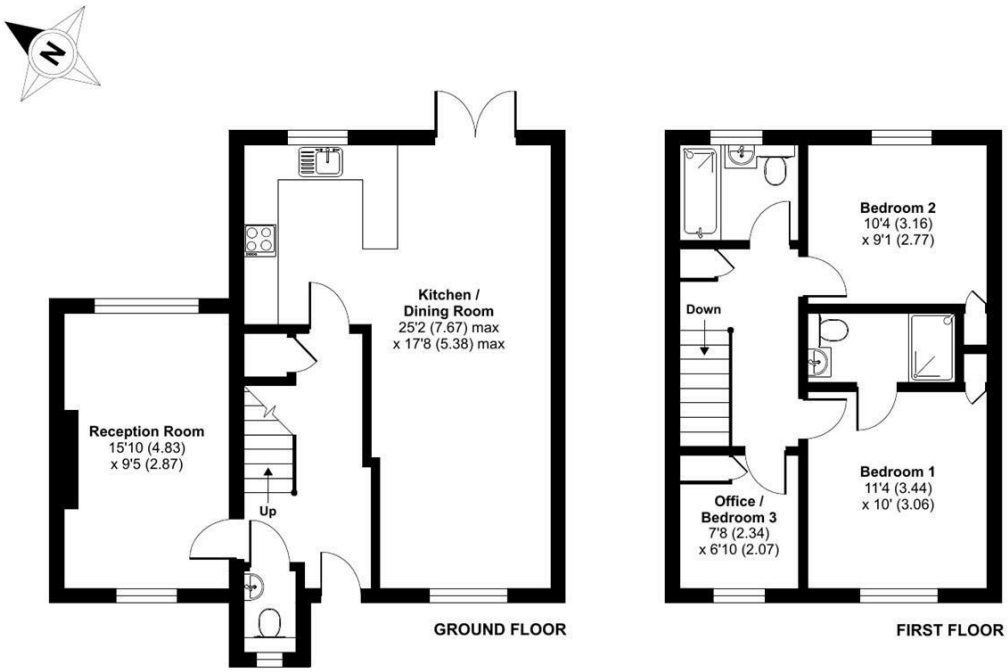
## Anti-Money Laundering
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company,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

The charge for these checks is £36 (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.

FOR SALE

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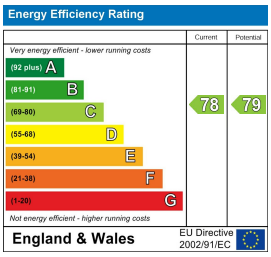
Approximate Area = 1076 sq ft / 100 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1425345

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## Energy Performance Ratings





01691 622602

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