

BOWEN

PROPERTY SINCE 1862



Asking Price £550,000

🏠 4 Bedrooms 🚿 2 Bathrooms

Sunnyside, School Lane, Criftins,
Ellesmere, SY12 9LN

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General Remarks

Spacious detached four-bedroom country property situated in a picturesque rural location yet within easy reach of the A5/483 bypass.

The property is set within large gardens of approximately 0.27 of an acre (0.110 ha) or thereabouts and has a driveway providing ample off-road parking and a timber frame detached open fronted double carport.

The present owners have in the last three years renewed the boiler, wood burning stove, downstairs shower and oven.

Location: The property is located in the popular village of Criftins/Dudleston Heath. The village benefits from an excellent Primary school with an outstanding ofsted report. A parish hall also operating a small post office. Whilst enjoying a truly rural setting it is approximately 2.5 miles from the market town of Ellesmere which provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are also primary and secondary schools in the town as well as the renowned Ellesmere College. The larger towns of Oswestry, Wrexham, Whitchurch, Shrewsbury as well as the city of Chester are all within easy commuting distance. The nearby village of Gobowen offers a main line train service with direct links to Birmingham and onward links further afield.



Accommodation

Breakfast Kitchen: 16' 8" x 14' 2" (5.08m x 4.32m) Tile effect flooring. Solar reflective dual aspect windows. Range of fitted wall cabinets with matching base units and worktop surface above. 1.5L stainless steel sink unit and drainer, built-in double electric fan assisted oven with 6 ring gas hob and extractor hood above. Integrated refrigerator with cupboards above and below. Spotlights to ceiling, partially tiled walls, radiator, TV point. Half glazed stable door with 'tilt and turn' window leading to outside. Double french doors opening into:

Fully Insulated Sunroom: 17' 5" x 11' 7" (5.31m x 3.53m) Laminate flooring. Wall lights, radiator. Double doors opening onto the garden. This room lends itself to a number of uses and is presently used as an art studio.

Hallway: Wood effect flooring. Radiator, understairs storage cupboard with light. Large floor to ceiling window overlooking garden area, spotlights to ceiling and wall lights.

Living/Dining Room: 13' 3" x 12' 7" (4.03m x 3.83m) Radiator, TV point. Glazed door into:

Utility: 11' 3" x 6' 10" (3.44m x 2.09m) Tile floor. Fitted base cupboards with worktop surface above, stainless steel round sink with mixer tap, floor to ceiling store cupboard. Spaces for appliances and plumbing for washing machine and drier, refrigerator/freezer, cloak rack. Wall mounted gas boiler. Half glazed door leading to outside.

Lounge: 20' 10" x 11' 11" (6.36m x 3.63m) Dual aspect windows. Attractive brick inglenook fireplace housing a wood burner stove, radiator, TV point. Exposed timbers to ceiling together and matching wall lights.

Fully Tiled Shower Room: 7' 1" x 6' 3" (2.17m x 1.90m) Corner shower cubicle, low level flush w.c., pedestal wash hand basin, heated towel rail, shaver point and light, extractor fan, downlights.

Spindle Staircase to First Floor and Landing Area:

Bedroom One: 14' 2" x 11' 3" (4.32m x 3.44m) Dual aspect windows, radiator, TV point.

Bedroom Two: 12' 7" x 8' 0" (3.83m x 2.45m) Radiator, TV point.

Bedroom Three: 7' 11" x 7' 9" (2.42m x 2.35m) Dual aspect windows, radiator, TV point.

Bedroom Four: 11' 11" x 9' 8" (3.63m x 2.95m) Built-in double sliding mirror door wardrobe with slatted shelves and hanging rail, radiator. Access to boarded roof space.

Fully Tiled Family Bathroom: 8' 4" x 7' 11" (2.53m x 2.42m) Wood panel bath with shower attachment, corner shower cubicle with sliding double doors and mains shower, low level flush w.c., pedestal wash hand basin with wall mirror above, shaver point and light. Heated towel rail, radiator. Downlights to ceiling, extractor fan, access to roof space.

Outside: 'Sunnyside' is approached off a country lane through double wooden entrance gates over a gravel drive which also offers ample parking and turning space. The gardens surround the property and are mainly laid to lawn enclosed by mature trees and hedges providing privacy. A variety of established shrubs and flowering plants are interspersed throughout the gardens. Beyond is an enclosed area providing a chicken coop and a tool shed. Summer House with lighting and heating and decking to the fore enjoys an ideal setting within the garden. Beyond is a patio area and wildlife pond. A single pathway leading to a wicket gate allows pedestrian access onto the lane. Outside lighting, external covered wall sockets and an outside tap. A detached timber frame double fronted open carport provides both parking and





storage if so desired. There is also further storage area, log store and timber garden shed.

Council Tax Band 'E' EPC Rating 69|C:

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

Services: We understand Mains electricity, gas, water and drainage are connected.

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

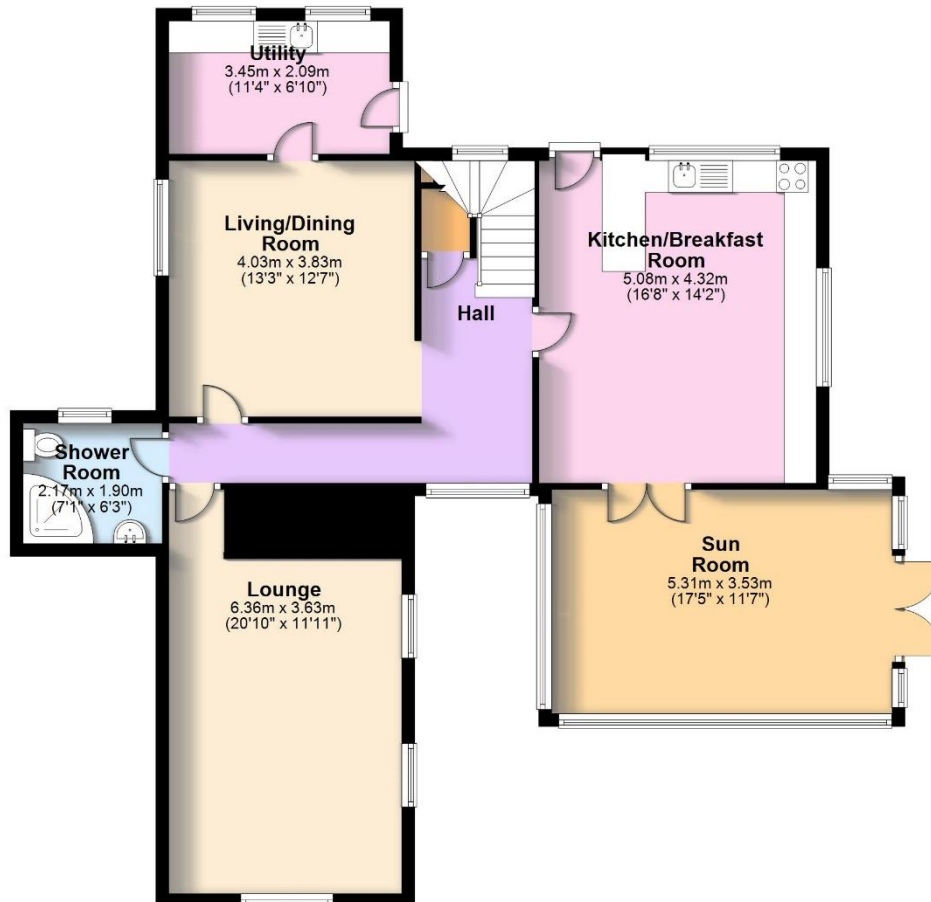
Directions: From Ellesmere proceed out of the town along the B5068 (sign posted Dudleston Heath/St Martins). After approximately 2 miles you will enter the village of Dudleston Heath continue through the village passing the Parish Hall on the left, take the next left turning into Church Lane and at the junction turn left onto School Lane. After a short distance 'Sunnyside' can be found on the left handside identified by the agents for sale board.

What3Words///carbon.chefs.lakeside:



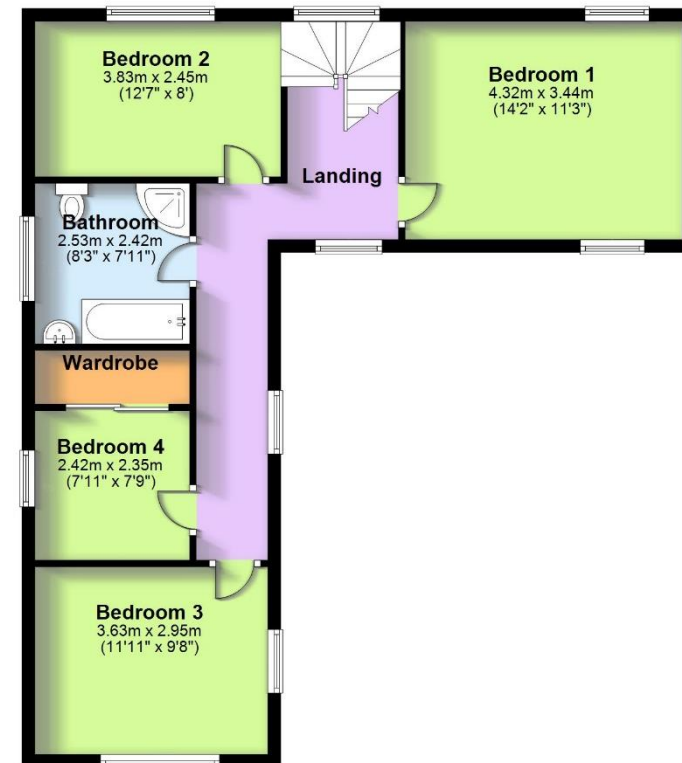
Ground Floor

Approx. 105.7 sq. metres (1137.6 sq. feet)



First Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



Total area: approx. 169.8 sq. metres (1827.6 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.