

# BOWEN

PROPERTY SINCE 1862



Asking Price £409,995

12 The Hawthorns, Ellesmere, SY12 9ER

4 Bedrooms 2 Bathrooms



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## General Remarks

Four bedroom detached house benefitting from a high specification beyond its original construction, along with extended living space. The property enjoys a convenient location within Ellesmere with the benefit of a private enclosed rear garden, off road parking and EV charger point.

**Location:** Located in the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District'. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with direct links to Birmingham and beyond.

## Accommodation

### Partly Glazed Entrance Door :

**Entrance Hall:** Engineered oak flooring, radiator.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | [bowen.uk.com](http://bowen.uk.com) | [ellesmeresales@bowen.uk.com](mailto:ellesmeresales@bowen.uk.com)

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.

**Lounge:** 13' 3" x 12' 8" (4.05m x 3.87m) Engineered oak flooring, radiator.

**Kitchen:** 10' 6" x 21' 4" (3.21m x 6.50m) Engineered oak flooring. Range of ash fitted units to include pull out skinny larder cupboard, quartz worktop to breakfast bar area, Induction 4 ring 'Bosch' hob with extractor fan above, undercounter sink with mixer tap. 'Neff' 'hide & slide' oven. Integrated dishwasher and refrigerator/freezer, pass through window with oak shelf into family room, spotlights to ceiling.

**Walk-In Pantry with shelving.:**

**Utility Room:** 6' 0" x 5' 10" (1.83m x 1.77m) Engineered oak flooring. Fitted wall cupboards and matching base units with worktop surface above, under counter sink with mixer tap, partly tiled walls, extractor fan, radiator. Half glazed door to outside.

**Cloakroom:** Engineered oak flooring, low flush level w.c, corner pedestal wash hand basin with tiled splash, radiator.

**Extended Family Room:** 16' 6" x 10' 5" (5.03m x 3.18m) Engineered oak flooring. uPVC windows with French double doors to outside, blinds to windows, radiator, TV point, spotlights to ceiling, sky light, internet point.

**Stairs to First Floor & Landing Area:** Access to boarded loft via loft ladder providing storage space. Laundry cupboard with shelving and additional store cupboard with shelving., radiator.

**Bedroom 1:** 14' 8" x 9' 7" (4.48m x 2.93m) Built-in sliding mirror door wardrobes to one wall, radiator. 'Therma' thermostat heating control,

**En-Suite Shower Room:** 6' 6" x 6' 7" (1.97m x 2.01m) Tile flooring. Fully tiled shower cubicle with dual shower heads, low flush w.c., pedestal wash hand basin, mirror door wall cabinet, extractor fan, heated towel rail.

**Bedroom 2:** Built-in double door wardrobe, built-in store cupboard with clothes rails and shelving, radiator.

**Bedroom 3:** Built-in double wardrobe with clothes rails and shelving, radiator.

**Bedroom 4:** Radiator.

**Family Bathroom:** Tile flooring, panel bath with shower off mains above, low level flush w.c, pedestal wash hand basin, heated towel rail, partly tiled walls. Large mirror door cabinet, spots to ceiling, shaving point.

**Outside:** The front the property is approached over a tarmac driveway providing parking for two cars with further access to the internal garage beyond. The property also benefits from an EV charger to the front. Access is provided to the rear by a side gate leading to a private timber fence enclosed rear garden mainly laid to lawn with borders housing a variety of shrubs, large patio area and timber shed.

**Garage:** Electric roller door. Spaces for washing machine and dryer.

**Council Tax Band 'D' EPC Rating 83|B:**

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

**Directions:** From the Ellesmere proceed out of the town along the B5068 sign posted Dudleston Heath/St Martins. After passing the primary school on the left take the second turning left into Bramble Ridge after a short distance no:12 The Hawthorns will be identified on the right handside by the agents for sale board.

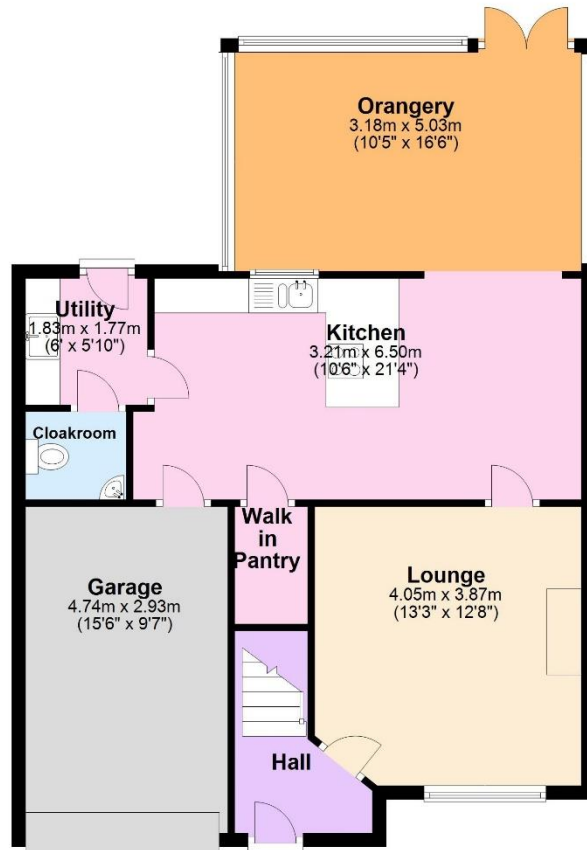






## Ground Floor

Approx. 79.2 sq. metres (852.9 sq. feet)



## First Floor

Approx. 61.3 sq. metres (659.8 sq. feet)



Total area: approx. 140.5 sq. metres (1512.7 sq. feet)