

The Old Bakehouse, Dudleston Heath, Nr Ellesmere, Shropshire, SY12 9LJ

BEDROOM 4

12'2" x 8'7" (3.71m x 2.62m)
With a fitted carpet as laid, exposed ceiling timber, power points, radiator, inspection hatch to roof space, double glazed window to side elevation with a lovely view over the super gardens, and door in to the AIRING CUPBOARD housing the Glo Worm gas fired combination boiler which heats the domestic hot water and central heating radiators.

FAMILY BATHROOM

With a white bathroom suite comprising a panelled bath (H&C) with shower attachment and screen, low flush W.C., pedestal hand basin (H&C) with vanity cabinet below, chromium radiator/heated towel rail, extensively tiled walls, Velux window, down lighters.

OUTSIDE

The property is approached off the council maintained roadway on to a spacious gravelled driveway, providing ample parking to the front and side of the property. The driveway is flanked to one side by the excellent lawned gardens.

THE GARDENS

The gardens are a most attractive feature of the property and briefly comprise an extensive lawned side garden interspersed with maturing shrubs and trees. The gardens offer great potential for landscaping according to one's individual requirements and extend, in all, to approximately 1/3 of an acre.

The rear gardens are, also, attractively set comprising a paved/gravelled patio garden making a lovely setting for bbq's/outdoor dining etc.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' D ' on the Shropshire County Council Register.

POSTCODE

The postcode for this property is SY12 9LJ.

VIEWING

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.



FOR SALE

Offers in the region of £268,000

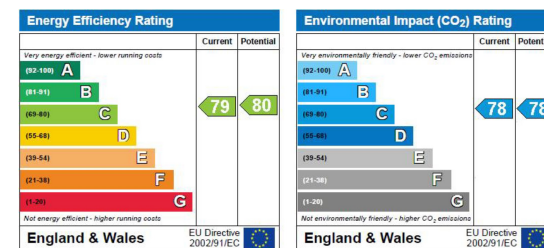
The Old Bakehouse, Dudleston Heath, Nr Ellesmere, Shropshire, SY12 9LJ

An immaculately presented and tastefully renovated mature 4 bedroomed semi-detached country property with super gardens, in a convenient location close to the popular North Shropshire village of Dudleston Heath.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622 602

Ellesmere office:
The Square, Ellesmere, Shropshire, SY12 0AW
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Ellesmere (2.5 miles), Oswestry (7 miles), Shrewsbury (18.5 miles) and Chester (23 miles).
(All distances approximate)



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Semi-detached
- Tastefully renovated
- Four Bedrooms
- Large Gardens
- Ample Parking
- Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer The Old Bakehouse at Dudleston Heath, for sale by private treaty.

The Old Bakehouse has been subject to a major scheme of renovation by the current vendors, which has been carried out with great taste and skill, to provide a super 4 Bedroomed mature semi-detached property, with excellent gardens, conveniently situated on the outskirts of the popular village of Dudleston Heath.

The internal accommodation has been designed with great flair and imagination which is presented to an extremely high standard and comprises, a ground floor Lounge/Dining Room, Super Kitchen/Breakfast Room with separate Utility and downstairs Cloakroom. On the first floor there are 4 Bedrooms (Master Bedroom with En-Suite Shower Room) together with an excellent Family Bathroom. The property has the benefit of Double Glazed Windows throughout, gas fired central heating and is presented for sale with fitted carpets throughout.

Outside, the property is complimented by a spacious gravelled car parking area to the front

and side of the property, providing ample parking. The Gardens are a super feature of the property and are predominantly to the side, comprising an extensive lawned garden interspersed with maturing shrubs and trees. The gardens extend, in all, to approximately a 1/3 of an acre and provide great potential for further landscaping according to ones individual requirements.

The sale of The Old Bakehouse does, therefore, provide a very rare opportunity indeed for purchasers to acquire a superbly renovated and conveniently situated 4 Bedroomed mature semi-detached family home.

Halls, the sole selling agents, strongly recommend an immediate internal inspection to appreciate the quality both internally and externally.

SITUATION

The Old Bake House is situated just outside Dudleston Heath just off the B5068 St. Martins road. It is approximately 3.5 miles North of Ellesmere and approximately 2.5 miles south of St. Martins. Both of these centres have an excellent range of local shopping, recreational and educational facilities, yet the property is still within easy motoring distance of the larger centres of Oswestry (10 miles) and Shrewsbury (19 miles) both of which have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES

A partly glazed front entrance door opening in to the:

LOUNGE/DINING ROOM

22'8" x 15'6" (6.91m x 4.72m)

An attractively appointed 'L' shaped room with solid oak flooring, a feature recessed fireplace with attractive oak beam over and inset wood burning stove, two double glazed windows to front elevation, exposed ceiling timber, two radiators, carpeted stairs to first floor, door to an under stairs storage cupboard and a door leading through to the:

KITCHEN/BREAKFAST ROOM

16'7" x 11'8" (5.05m x 3.56m)

With a fitted kitchen comprising a Belfast style sink (H & C) with swan necked mixer tap over and cupboard below, granite work surfaces to either side with cupboards and drawers below, integrated dishwasher, recessed electric double 'range style' oven with hob and mantel over, further granite work surfaces with cupboards below, matching eye level cupboards, plate rack, attractive slate flooring, exposed ceiling beam, double glazed French doors leading to the rear gardens, power points, double glazed window to side elevation, radiator and a doorway leading through to a:

REAR ENTRANCE HALLWAY

With slate flooring, a radiator, a partly glazed door leading to the rear gardens and a door leading through to the:

UTILITY

5'6" x 4'5" (1.68m x 1.35m)

With a continuation of the slate flooring, power points, plumbing for a washing machine and a door leading through to a:

CLOAKROOM

With a continuation of the slate floor, a pedestal hand basin (H&C) with mixer tap, a radiator, low flush W.C., ceiling mounted extractor fan.

The carpeted staircase rises from the Lounge/ Dining Room up to a:

FIRST FLOOR LANDING

With Velux window, power point and a door leading in to:

BEDROOM 1

11'10" x 11'3" (3.61m x 3.43m)

With a fitted carpet as laid, double glazed window to side elevation, exposed ceiling timber, radiator, power points and a door leading through to an:

EN-SUITE SHOWER ROOM

With a hand basin (H&C) with vanity cupboard below, low flush W.C., tiled shower cubicle with shower.

BEDROOM 2

11'10" x 7'7" +entry recess (3.61m x 2.31m + entry recess)

With a fitted carpet as laid, radiator, power points, exposed ceiling timber, inspection hatch to roof space, double glazed window to side elevation with lovely views over open countryside.

BEDROOM 3

13'5" x 8'6" (4.09m x 2.59m)

With a fitted carpet as laid, exposed ceiling timber, power points, radiator, double glazed window to front elevation.