



FOR SALE

Asking Price £389,950

4 Kettlemere Close, Ellesmere, SY12 0EA

The Ryton is a detached four-bedroom property, extending 1297 sq ft, from Shropshire Homes' Classic Collection, boasting driveway parking and integral garage, Master Bedroom with En-Suite, and open-plan kitchen/dining room with double doors out to the private garden, situated within a brand new development on the edge of the north Shropshire town of Ellesmere.



FOR SALE

Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles), Chester (25 miles). All distances are approximate.



- **NHBC 10-Year Buildmark warranty**
- **Integrated kitchen appliances**
- **Air source heat pump**
- **Integral Garage**
- **Electric vehicle charging point**
- **Edge of town location**

DESCRIPTION

The Ryton is a magnificent four-bedroom detached home from our Classic Collection. As you enter, a grand hallway beckons you into the spacious living room, adorned with a beautiful bay window that fills the space with natural light. You'll be captivated by the open-plan kitchen/dining room, ideal for hosting gatherings and precious family time. French doors lead out to the private garden, connecting indoor and outdoor living. A utility room, conveniently situated off the kitchen, provides additional storage and practicality and the downstairs WC ensures convenience.

Moving upstairs, the Ryton boasts four well-appointed bedrooms. The principal suite, bedroom one, is a haven of tranquillity, complete with built-in wardrobes and an en-suite bathroom, offering privacy and luxury. Bedrooms two and three provide ample space, making them ideal guest or teenager rooms. Bedroom four is perfectly suited as a children's room or a functional home office. The integral garage offers secure parking and additional storage space.

A single integral garage and a large driveway ensure ample room for multiple vehicles, accommodating the needs of the household and guests.

ABOUT SHROPSHIRE HOMES

For over 40 years, Shropshire Homes has operated to a simple philosophy – to provide quality homes of distinctive character in prime locations.

SITUATION

Located in the the Market Town of Ellesmere, Oakmere Ridge offers a mixture of countryside living and the bustle of town life.

Ellesmere provides everything you could need, offering numerous amenities, including local pubs, supermarkets, local produce stores, an array of restaurants, a library, dentist, independent shops, bakers, butchers, Post Office, pharmacy, florists, takeaways and much more!

Ellesmere boasts Ellesmere Primary School, Lakelands Academy and Ellesmere College, all with an Ofsted rating of 'Good'. Ellesmere also benefits from a sports club, cricket ground, football club, sports centre/gym and the oldest bowling club in the UK!

Oakmere Ridge is just a short walk away from the Shropshire Union Canal (Llangollen Branch) and picturesque Mere, known for it's beautiful wildlife and pathways to enjoy a gentle stroll, as well as boat hire and trips. A short drive-away over the Welsh border is National Trust's Chirk Castle and Pontcysyllte Aqueduct.

Ellesmere is ideally located in terms of accessibility to larger towns, with Shrewsbury, home of Britain's favourite market, just a 30 minute drive, Oswestry and Wrexham just 20 minutes in the car and the city of Chester just 40 minutes. All of these are easily accessible via public transport on the local bus or Gobowen train station, just 8 miles from Ellesmere.



1 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



KEY FEATURES

- NHBC 10-year Buildmark warranty
- Air source heat pump
- UPVC windows
- Ground floor cloakroom
- Choice of kitchen units with quartz or laminate worktops (upgrades available)
- Oven, hob, integrated dishwasher and fridge freezer
- Contemporary white bathrooms
- Choice of wall and floor tiles
- Sliding door wardrobes
- Electric vehicle charging point
- Turf laid to front garden
- Fibre ready (FTTP)

THE ACCOMODATION WILL PROVIDE

GROUND FLOOR

Entrance Hallway -
Living Room - 4.61m x 3.51m
Kitchen/Dining Room - 6.28m x 3.53m
Cloakroom -
Utility Room -
Integral Garage -

FIRST FLOOR

Bedroom One - 4.62m x 3.06m
En-Suite -
Bedroom Two - 3.75m x 2.73m
Bedroom Three - 3.58m x 2.55m
Bedroom Four - 2.91m x 2.75m
Family Bathroom -

INCENTIVES

Incentives are available through Shropshire Homes' Helping Hands Scheme

ANTICIPATED COMPLETION DATE

The property is anticipated to be completed in August - October 2025.

RESERVATION PROCESS

To reserve a property at Oakmere Ridge, a reservation fee of £500 is required (subject to contract and Shropshire Homes' terms & conditions). If contracts are not exchanged within eight weeks of contract papers being issued, Shropshire Homes reserve the right to withdraw the contract and re-market the property. In the event of your not proceeding with the purchase, administration/processing costs will be deducted from the reservation fee and any balance returned.

PREDICTED ENERGY ASSESSMENT

The property is predicted to enjoy an EPC rating of B (83) and an EI rating of A (96)

SERVICES

We understand that the property will have the benefit of mains Electricity, Water and Drainage.

TENURE

The property is said to be of Freehold tenure and vacant possession will be given upon completion.

LOCAL AUTHORITY AND COUNCIL TAX

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

The property is yet to be assessed for Council Tax.

DISCLAIMER

Some of the images and photographs used in the sale particulars have been artificially produced to show a projection of the finished property/development and, as such, may be subject to alteration during the construction process. Some images shown are from other Shropshire Homes developments and are not plot specific.



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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		
(B1-81) B		
(D9-80) C		
(E5-68) D		
(D9-54) E		
(G1-38) F		
(I1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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