



FOR SALE

Offers In The Region Of £475,000

54 Hillcrest, Ellesmere, Shropshire, SY12 0LJ

A particularly impressive and generously proportioned four-bedroom detached property occupying a prestigious position close to The Mere, whilst boasting a detached double garage, attractive gardens, and a wealth of well designed internal accommodation, impeccably situated on the periphery of a well regarded development on the edge of Ellesmere.



Oswestry (8 miles), Whitchurch (13 miles), Wrexham (12 miles), Shrewsbury (16 miles).

All distances approximate.



- **Substantial Family Home**
- **Two En-Suites**
- **Well Presented**
- **Driveway and Detached Double Garage**
- **Views Over The Mere**
- **Highly Desirable Location**

## DESCRIPTION

Halls are delighted with instructions to offer 54 Hillcrest in Ellesmere for sale by private treaty.

54 Hillcrest is a particularly impressive and generously proportioned four-bedroom detached property occupying a prestigious position close to The Mere, whilst boasting a detached double garage, attractive gardens, and a wealth of well designed internal accommodation, impeccably situated on the periphery of a well regarded development on the edge of Ellesmere.

The property which has been well maintained and improved by the current vendors, at present comprises, on the ground floor, an Entrance Porch, Inner Hallway, Living Room, Kitchen/Breakfast Room, Utility Room, Office, Dining Room, and Cloakroom, together with, to the first floor, four Bedrooms (two of which offer En Suites) and a family Bathroom.

Externally, the property occupies an excellent position on the edge of this well regarded development and is enviably situated to offer views over The Mere, from which is just a short walk. The property boasts front and rear gardens with the former having been designed with ease of maintenance in mind, to comprise expanses of artificial lawn alongside paved patio areas and lawn together with, to the rear, a private and elevated garden featuring an expansive lawn intersected by an attractive paved walkway along, with a delightful patio area offering an ideal space for outdoor dining and entertaining.

The property also boasts a detached double garage and ample driveway parking for a number of vehicles.

The sale of 54 Hillcrest does, therefore, offer the exceedingly rare opportunity for purchasers to acquire what might be the most desirable property within this popular development and a truly excellent example of a detached four bedroom family home with double garage and attractive gardens.

## THE ACCOMMODATION COMPRISES:

The property is entered via a UPVC partly glazed front door in to an:

### ENTRANCE PORCH

Wood effect tiled flooring, UPVC double glazing on to front and side elevation, exposed brick work walls and composite front door with opaque glazed panel leading in to the:

### INNER HALLWAY

Tiled flooring, carpeted stairs rising to the first floor, door in to a useful understairs storage cupboard, with a further double opening partly glazed doors leading in to the:

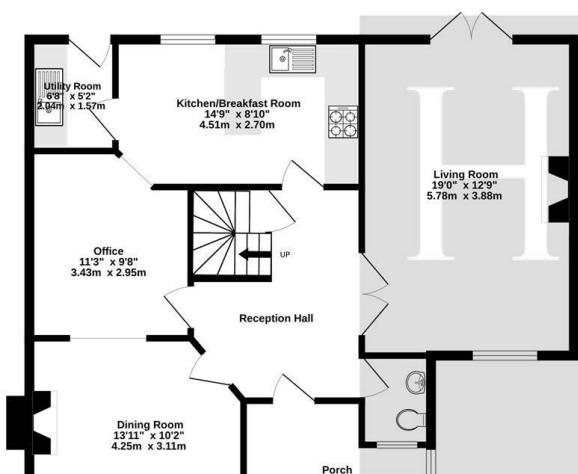
### LIVING ROOM

18'11" x 12'8"

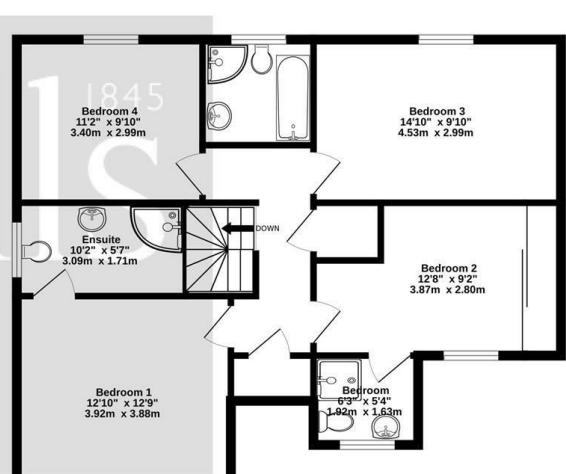
Fitted carpet as laid, UPVC double glazed window on to front elevation, fully glazed UPVC patio door leading out on to patio area and garden beyond, living flame effect gas fire set within stone effect hearth and surround.



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



#### **KITCHEN/BREAKFAST ROOM**

14'9" x 8'10"

Two double glazed UPVC double glazed windows on to rear elevation with tiled flooring and a fitted kitchen to include: a selection of base and wall units with roll topped work surfaces above, inset one and a half ceramic sink with draining area to one side and (H&C) mixer tap above, four ring AEG gas hob with complimentary AEG double oven below and extractor fan above, metro tiled splash backs and freestanding Logik dishwasher, integrated Whirlpool fridge/freezer; to one end of the kitchen units is a breakfast bar with space under for stools/seating,

A further door leads in to the:

#### **UTILITY ROOM**

6'8" x 5'1"

Tiled flooring, door on to rear elevation, base and wall units with roll topped work surfaces above, ceramic sink with draining area to one side and (H&C) mixer tap above, metro tiled splashbacks, wall mounted Gloworm boiler. with further planned space underneath for appliances, an archway leads through to the:

#### **OFFICE**

11'3" x 9'8"

Formerly utilised as the Dining Room but, at present, used as a Home Office. With Fitted carpet as laid, UPVC double glazed window on to side elevation, a door leading back in to the Entrance Hallway and a doorway in to:

#### **DINING ROOM**

13'11" x 10'2"

A versatile room which is, at present, utilised as a Dining Room but could be easily be a used as second Living Room, or Snug. With fitted carpet as laid, UPVC bay window on to front elevation, and cast iron multi fuel burner set on to raised stone hearth.

#### **CLOAKROOM**

A continuation of the tiled flooring, UPVC double glazed window on to front elevation, partly tiled walls, low flush WC and pedestal hand basin (H&C).

#### **FIRST FLOOR LANDING**

Fitted carpet as laid, inspection hatch to loft space (loft space is part boarded), door in to Airing Cupboard housing the hot water cylinder with slatted shelving above, with a further door leading in to a secondary landing storage cupboard.

#### **BEDROOM ONE**

12'10" x 12'8"

Fitted carpet as laid, UPVC window on to front elevation offering views over the countryside and Mere beyond, a selection of integrated wardrobes with dressing area in the centre and a partly glazed door leading in to the:

#### **EN SUITE BATHROOM**

Vinyl flooring, UPVC double glazed window on to side elevation, partly tiled walls and a bathroom suite to include, low flush WC, pedestal hand basin with separate (H&C), a corner bath with (H&C) mixer tap with shower attachment.

#### **BEDROOM TWO**

12'8" x 9'2"

Fitted carpet as laid, UPVC double glazed window on to front elevation, sliding partly mirrored doors giving access in to the recessed wardrobe space which contains shelving and a selection of clothes rails with a door leading in to the:

#### **EN SUITE SHOWER ROOM**

UPVC double glazed opaque window on to front elevation, tiled floors, bathroom suite to include: corner shower unit with fully tiled surround, mains fed shower with rainfall head over, low flush WC, pedestal hand basin (H&C) mixer tap and heated towel rail.

#### **BEDROOM THREE**

14'10" x 9'9"

Fitted carpet as laid, UPVC double glazed window on to rear elevation allowing views over the garden.

#### **BEDROOM FOUR**

11'1" x 9'9"

Fitted carpet as laid, UPVC double glazed window on to rear elevation allowing, again, views over the garden.

#### **FAMILY BATHROOM**

Tiled flooring, opaque UPVC window on to rear elevation and a bathroom suite to include: corner shower cubicle with fully tiled surround and mains fed shower, hand basin set in to vanity unit with storage space below, low flush WC and panelled bath with shelving area to one end, partly tiled walls and a heated towel rail.



#### OUTSIDE

The property is approached over a tarmac driveway allowing space for the parking and manoeuvring for a number of vehicles, this giving on to a paved sandstone walkway flanked to one side by well maintained slate area with a selection of timber retained beds, with the driveway leading on to the:

#### DETACHED DOUBLE GARAGE

Two metal up and over front access doors, concrete floor, wooden door with glazed panel giving access on to side, storage space in the rafters and power and light laid on.

The double garage, whilst ideal for vehicular or item storage, does also offer excellent potential for conversion into a variety of onward usages, i.e. dependant living, home office space etc. (LA consent permitting).

#### FRONT GARDENS

An excellent feature of the property and being far more useable than is typical for a front garden, at present comprising an attractive paved walkway/patio area flanked by areas of artificial grass and wood chipped beds, with the paved walkway leading on to a timber Summer House which, following a scheme of maintenance, would serve as a lovely sheltered spot during BBQ's or whilst entertaining.

A full height timber gate leads out to a further area of lawn bordered by established floral/herbaceous beds and, via a pedestrian walkway, to The Mere.

#### REAR GARDENS

Accessed via a paved walkway flanked to one side by high level beds retained by brick and timber sleepers, and at present featuring, immediately to the rear of the property, an extensive paved patio area offering ideal space for outdoor dining and entertaining, with a further elevated lawn area retained by brick walls with inset lighting which is accessed via brick and paved steps and is again interspersed by a selection of trees and floral beds, with a paved walkway leading to the end of the garden where can be found a timber potting shed.

#### SERVICES

We understand that the property has the benefits of mains water, gas, electricity 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 ' E ' on the Shropshire Council Register.

#### VIEWINGS

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

# FOR SALE

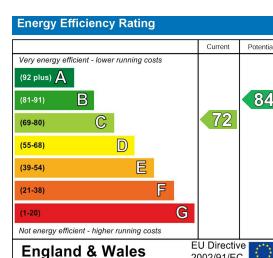
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating



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