



**FOR SALE**

Offers in the region of £169,995

The Nook, Cockshutt,  
Ellesmere, Shropshire, SY12 0JQ

A well designed newly constructed two bedroom detached village bungalow with parking and a low maintenance garden situated in a convenient and popular location, a short walk from the centre of Cockshutt.



Ellesmere (4 miles), Wem (6 miles), Shrewsbury (12 miles)  
(All distances approximate)



- **New detached bungalow**
- **Well designed accommodation**
- **Open plan living/dining/kitchen**
- **Parking and Gardens**
- **Edge of village centre**
- **Set back from a country lane**

## DESCRIPTION

Halls are delighted with instructions to offer The Nook, Cockshutt, Nr Ellesmere for sale by private treaty.

The Nook is a well designed newly constructed two bedroom detached village bungalow, completed with a high standard of craftsmanship, with parking and a low maintenance garden situated in a convenient and popular location, a short walk from the centre of Cockshutt.

The internal accommodation provides a reception hall, living/dining room opening through to a kitchen together with two bedrooms and a bathroom. The property benefits from double glazed windows throughout, an air source heating system and is presented for sale with an 6 year Warranty with Architect Certificate in place.

Outside, the property is complimented by a slated drive to one side providing parking space.

The gardens have been designed with ease of maintenance in mind including a paved patio area to the rear providing a pleasant area for sitting out, leading on to a further area of garden which has been left to be landscaped by a purchaser according to their own individual tastes and preferences.

The sale of The Nook does, therefore, provide a rare opportunity for purchasers to acquire a new detached bungalow in a most pleasant edge of village location.

## SITUATION

The Nook is situated within a short walk of the centre of the popular North Shropshire village of Cockshutt which has an excellent range of local amenities for a village of its size to include a public house, parish church, primary school and thriving village hall to name but a few. However, the village, is still within easy motoring distance of the nearby North Shropshire towns of Ellesmere (4 miles) and Wem (6 miles), both of which have an excellent range of local shopping, recreational and educational facilities. The county towns, also, of Shrewsbury (12 miles) and Chester (30 miles) and both within a comfortable drive.

## DIRECTIONS

From Ellesmere proceed south on the A528 in the direction of Shrewsbury to the village of Cockshutt. In the village of Cockshutt take your first turning right and the property will be situated after a short distance on your right hand side identified by a Halls For Sale board.

## THE ACCOMMODATION COMPRISES

### RECEPTION HALL

With a radiator, inspection hatch to roof space with loft ladder and a door into the:

### DINING/LIVING ROOM

21'4" x 12'2" (6.5m x 3.7m)



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



With double glazed window to rear elevation, double opening fully glazed doors leading out to the rear patio area, radiators and opening through to the:

#### **KITCHEN**

10'2" x 8'10" (3.11m x 2.7m)

With a newly fitted kitchen, including a Lamona 1 ½ bowl sink unit with swan neck mixed tap, a range of roll topped work surface areas and base units incorporating cupboards and drawers, a fitted Dishwasher, fitted Washer/dryer, a four ring halogen hob unit with extractor hood over and matching single oven below, planned space for a fridge freezer, a range of matching eye level cupboards, double glazed window to side elevation and partly tiled walls.

#### **BEDROOM ONE**

15'5" x 11'3" (into the bay) (4.7m x 3.43m (into the bay))

With a double glazed bay window to front elevation, radiator.

#### **BEDROOM TWO**

9'10" x 8'2" (3m x 2.5m)

With a double glazed window to front elevation, radiator.

#### **BATHROOM**

With a newly fitted white bathroom suite including a bath H&C with mixer shower over, hand basin H&C with mixer tap with double cupboard below, low flush WC, double glazed opaque window to south

elevation, extensively tiled walls, chromium heated towel rail/radiator.

#### **OUTSIDE**

The property is approached from a small country lane over a slated drive providing parking space to the side of the property with a paved pathway leading to the front entrance door.

#### **GARDENS**

The rear garden has been designed with ease of maintenance in mind including a paved patio area proving an ideal space for sitting out, leading on to an area which has been left for landscaping according to the purchase individuals tastes and preferences.

#### **SERVICES**

We understand that the property benefits from a mains electricity and water connection. Central heating and water is by a highly efficient Eco-friendly Air Source Heat pump.

#### **LOCAL AUTHORITY**

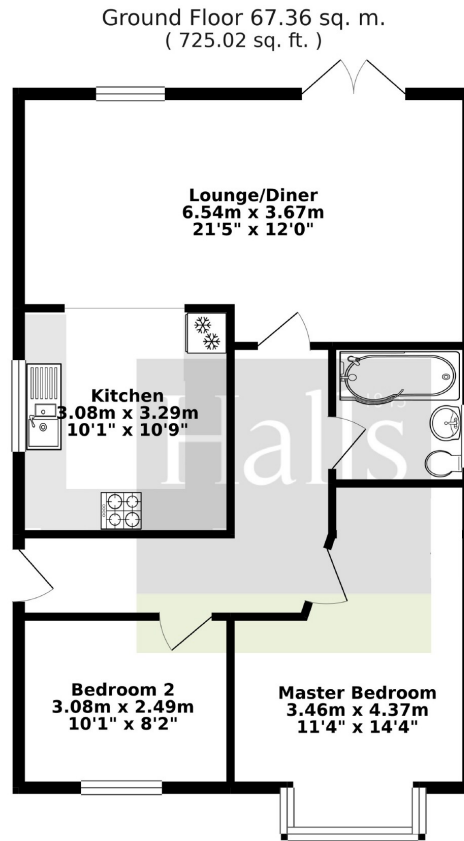
Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000

#### **TENURE**

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



The Nook, Cockshutt, Ellesmere, Shropshire, SY12 0JQ



TOTAL FLOOR AREA : 67.36 sq. m. ( 725.02 sq. ft. ) approx.  
Whilst every effort 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.

Energy Performance Ratings

**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.



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