



10 HAWKSTONE DRIVE

WEM, SHROPSHIRE | SY4 5JB

A Beautifully Presented Three-Bedroom Bungalow with an Exceptional Rear Garden

Offers In The Region Of £299,950



WELCH
ESTATE AGENTS

Space, Light & Single-Storey Living

A beautifully presented three-bedroom semi-detached bungalow, set within one of Wem's most sought-after residential settings and offering more than 1,080 sq ft of light-filled single-storey accommodation.

Thoughtfully cared for and finished with real attention to detail, 10 Hawkstone Drive has instant kerb appeal thanks to its striking white-rendered gable and wide herringbone block-paved driveway. Inside, the rooms flow naturally from one to the next, with generous living space opening onto a private, mature garden.

The accommodation comprises an elegant reception hall with parquet flooring, a lounge with a stone fireplace opening through an archway to a dining area with French doors, a Shaker-style kitchen and separate utility room, three bedrooms and a family bathroom. An attached garage with an electric roller door completes the picture.

This is a rare chance to buy a bungalow of this size and quality, within easy reach of everything the historic market town of Wem has to offer.





ACCOMMODATION

Well-balanced, light-filled single-storey accommodation designed for comfortable everyday living.

Ground Floor

- Reception Hall with Parquet Flooring
- Lounge with Stone Fireplace
- Dining Area with French Doors to the Garden
- Shaker-Style Kitchen
- Utility Room
- Three Bedrooms
- Family Bathroom

Outside

- Herringbone Block-Paved Driveway
- Attached Garage with Electric Roller Door
- Lawned Front Garden
- Extensive, Private Rear Garden

The Heart of the Home

A wide, welcoming reception hall sets the tone, with warm parquet flooring, oak doors framed in contrasting dark architraves and plenty of space for furniture.

Glazed double doors open into the lounge, a calm and elegant room centred on a stone fireplace with an inset fire, set between period-style wall lights. A wide picture window fills the room with natural light, and a graceful archway leads through to the dining area, where a display niche adds character and French doors open straight onto the garden.

The kitchen is fitted with cream Shaker-style cabinetry, contrasting work surfaces and tiled splashbacks, together with a built-in oven, gas hob with hood over and an inset sink set beneath a large window overlooking the garden. There is space for a tall fridge-freezer and dishwasher, while recessed spotlights and under-cabinet lighting create a warm feel.

A separate utility room provides fitted units, plumbing for a washing machine and a door to the garden, keeping everyday household tasks out of the main living space.





BEDROOMS

The principal bedroom is a generous double with a full wall of fitted sliding wardrobes. The second bedroom is a well-proportioned double with a wide window and coving.

Bedroom three is a flexible room currently arranged as a stylish home office, and would work equally well as a guest bedroom or nursery.



Bathroom

The family bathroom has a bath with a shower over, a vanity wash basin with storage beneath and a WC, with fully tiled walls.

Gardens & Grounds

To the front, a herringbone block-paved driveway provides off-road parking for several vehicles and leads to the attached garage, which has an electric roller door and is ideal for secure parking, storage or a workshop. Alongside is a neatly lawned front garden edged with planted borders and young hedging.

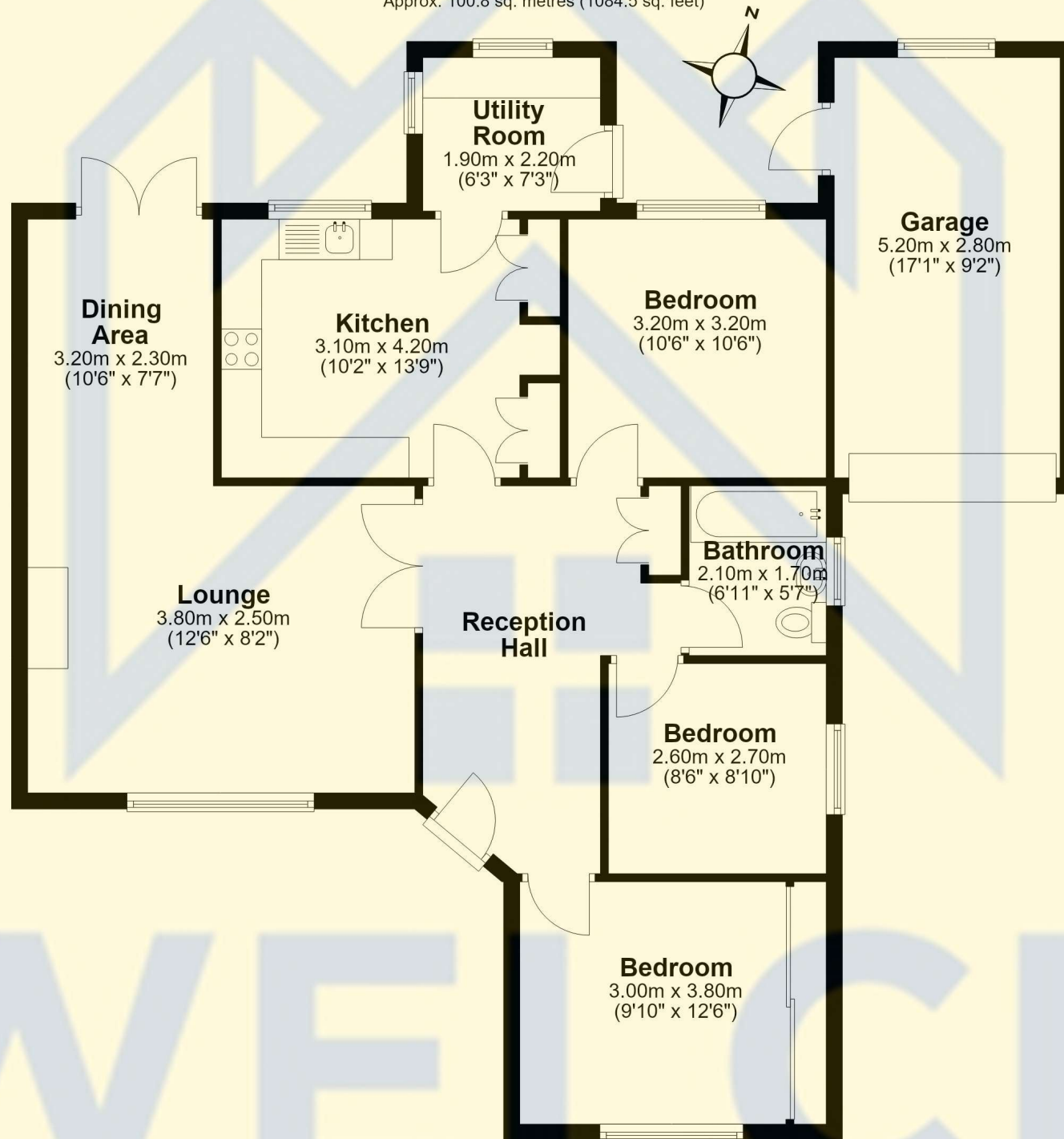
The rear garden is the standout feature of the home. It is a private, generously sized space with established fruit trees, a rose arch, raised kitchen-garden beds, colourful borders and several seating areas positioned to catch the sun.

A garden shed and contemporary dark-stained fencing complete the space, making it ideal for keen gardeners, families and anyone who enjoys time outdoors.



Ground Floor

Approx. 100.8 sq. metres (1084.5 sq. feet)



Total area: approx. 100.8 sq. metres (1084.5 sq. feet)

Location – Wem

Hawkstone Drive is set within a quiet, established residential area of Wem, a charming North Shropshire market town, offering easy access to local amenities while remaining well placed for the surrounding countryside.

Independent shops, cafés, pubs and supermarkets are all close at hand, together with well-regarded primary and secondary schooling, including Thomas Adams School. Wem railway station provides direct services to Shrewsbury and Crewe, and the A49 gives easy road access to Shrewsbury, Whitchurch and beyond.

Anti-Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Welch Estate Agents must verify the identity of all purchasers, and confirm the source of their funds, before an offer can be accepted and the property marked as sold subject to contract. Purchasers will be asked to provide photographic identification, proof of address and evidence of how the purchase will be funded, such as a mortgage agreement in principle or proof of cash deposit. A non-refundable fee may be charged for these checks. Please ask a member of our team for details.

Key Features

- Three-bedroom semi-detached bungalow of approx. 1,084 sq ft
- Elegant reception hall with parquet flooring
- Lounge with stone fireplace, open to a dining area with French doors
- Shaker-style kitchen with separate utility room
- Extensive, private rear garden with fruit trees and raised beds
- Herringbone block-paved driveway and garage with electric door

Property Information

Tenure	Freehold
Council Tax Band	C
EPC Rating	C
Services	Gas central heating and mains drainage

Viewing

Strictly by appointment with Welch Estate Agents. Early viewing is highly recommended to fully appreciate the space, presentation and garden this property has to offer.

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