



Plot 7, Pear Tree Croft, Norton-in-Hales, Market Drayton, Shropshire, TF9 4BF

£495,000

One of a kind on this prestigious new development in the much sought after village of Norton-in-Hales this stunning newly built five bedroom family home has had no corner cut in regards to both design and detail being bespoke in design, highly insulated, energy efficient and benefiting from low running costs. The property sits to the rear of the development on a large corner plot and benefits from a huge range of modern finishes including a Vaillant Air Source Heat Pump central heating system, oak finishes throughout, large detached garage and underfloor heating to the ground floor and bathrooms. The property comprises of a large open plan kitchen having dining space with separate utility room and an additional formal dining room and sitting room on the ground floor along with a large entrance hallway providing access to a study and guest WC. Five double bedrooms share the first floor with the master suite having a dressing room and en suite whilst two further bedrooms have en-suite bathrooms and all bedrooms have built in wardrobes. There is a further bathroom upstairs acting as a family bathroom. The property is finished with a large detached garage approached by a driveway to the front and low maintenance gardens both to the front and rear of the property. Call us now to find out more!

ACCOMMODATION

Specification

- Energy and thermally efficient
- Vaillant Air Source heat Pump (ASHP) central heating and hot water cylinder store
- Underfloor heating to the entire ground floor with individual room thermostats
- Radiator heating to first floor
- Under floor heating to ensuites and bathroom
- Stovax Studio Edge wood burning fire in the living room
- A+ (6) rated uPVC windows for thermal efficiency and toughened glass for increased security
- Secured by Design certified windows and doors with YALE locks
- Multi-point locking, thermally efficient external doors
- Electrically operated remote control garage door
- Contemporary kitchen and utility design
- Integrated oven, induction hob, microwave, full size dishwasher, fridge freezer, boiling tap
- German appliances
- Stainless steel flat plates electrical accessories throughout
- Oak staircase
- Oak internal doors
- Stainless steel door handles
- Built-in wardrobes (Master Bedroom)
- Fitted carpets
- Kitchen and utility flooring
- Hall flooring
- Tiled ensuites and bathroom
- Low energy (LED) internal lighting
- Low energy (LED) external lighting to all sides of the house
- Digital TV installed

- Sky HD dish installed
- Outdoor water taps installed to the front and rear
- Outdoor electrical sockets installed to the front and rear
- External patio and paving
- Turfed lawns
- LABC New Homes 10 Year Warranty
- 10 Year Window Guarantee
- 10 year External Doors Guarantee
- Electrical appliances guarantee
- 7 Year Parts & Labour Guarantee on Vaillant ASHP

Directions

Leave Eccleshall on the B5026 toward Loggerheads through the villages of Sugnall, Croxton, Wetwood and Hookgate. Arriving at the mini roundabout take the first exit towards market Drayton and onto the A53. Continue along the A53 until reaching the cross roads of Mar Lane where you should turn right towards Norton-in- Hales. Upon entering the village the development can be found on the right hand side as distinguished by our for sale boards.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 851886.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.



Agents' Notes

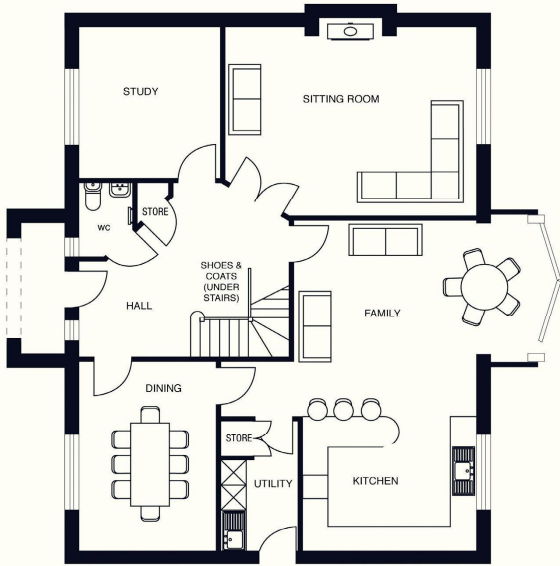
Although we ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Independent Mortgage Advice

Tailored to meet your individual circumstances and situation. You will receive support throughout the process through to completion. Please contact us to arrange a free no-obligation consultation to review your financial affairs.

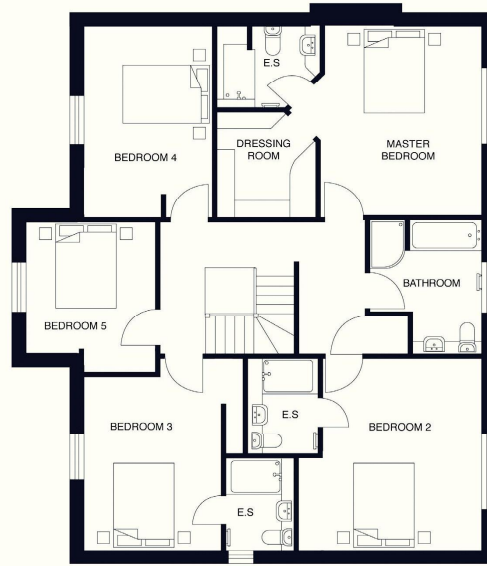
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Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



GROUND FLOOR

- Garage 17'0" x 17'3"
- Study 12'0" x 10'8"
- Sitting Room 19'2" x 15'2"
- Dining Room 15'1" x 10'5"
- Utility 10'4" x 5'9"
- Kitchen 15'0" x 13.3"
- Family 17'0" x 10'4"
- Hall 13'8" x 10'7"
- WC 5'8" x 4'1"



FIRST FLOOR

- Master Bed 15'1" x 12'3"
- Dressing Room 8'3" x 7'5"
- Master En-suite 7'5" x 5'8"
- Bed 2 15'1" x 15'1"
- Bed 2 En-suite 6'8" x 5'2"
- Bed 3 13'4" x 10'5"
- Bed 3 En-suite 7'6" x 5'2"
- Bed 4 15'1" x 9'8"
- Bed 5 12'2" x 9'9"
- Bathroom 10'8" x 8'4"


BELFORD HOMES
 BESPOKE • PRESTIGE • LUXURY

**PLOT 7
 PLOT 14**
 PEAR TREE CROFT



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