



Helping *you* move



8 Damson Way, Hinstock, Shropshire, TF9 2UG

An Impressive Modern Three Bedroom Detached House Presented to a Show Home Standard throughout - Situated in the Popular Village of Hinstock

Offers in Region Of
£275,000

Overview

- Impressive Modern Detached House
- In Popular Village Location
- Presented to a Show Home Standard
- On Attractive New Development
- Situated on a Good Sized Corner Plot
- Lounge, Cloakroom/wc
- Open Plan Dining Kitchen, Utility
- Three Bedrooms, En-Suite
- Family Bathroom
- Detached Single Garage
- Fully Enclosed Rear Garden
- Energy Rating C-79



This modern detached house sits on a good sized corner plot and is immaculately presented to a show home standard throughout. Situated within a selective and attractive new development on the edge of the popular village of Hinstock, this lovely home is ready and waiting for the next lucky owner. The well laid out living accommodation boasts double aspect windows to the majority and provides an entrance hallway with a cloakroom/wc off, lounge, open plan dining kitchen with French doors to the rear garden and a utility room with a useful built in storage cupboard. To the first floor off the landing area you will find a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally, there is a fully enclosed rear garden which is mainly laid to lawn with secure gated access to the block paved driveway and detached single garage.

ENTRANCE HALLWAY

LOUNGE

16' 9" x 10' 7" (5.11m x 3.23m)

CLOAKROOM/WC

5' 1" x 3' 2" (1.55m x 0.97m)

DINING KITCHEN

16' 9" x 9' 5" (5.11m x 2.87m)

UTILITY ROOM

6' 5" x 5' 9" (1.96m x 1.75m)

MASTER BEDROOM

16' 9" x 9' 5" (5.11m x 2.87m)

EN-SUITE SHOWER ROOM

6' 0" x 4' 5" (1.83m x 1.35m)

BEDROOM TWO

10' 9" x 9' 9" (3.28m x 2.97m)

BEDROOM THREE

10' 9" x 6' 11" (3.28m x 2.11m)

FAMILY BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)

GARAGE

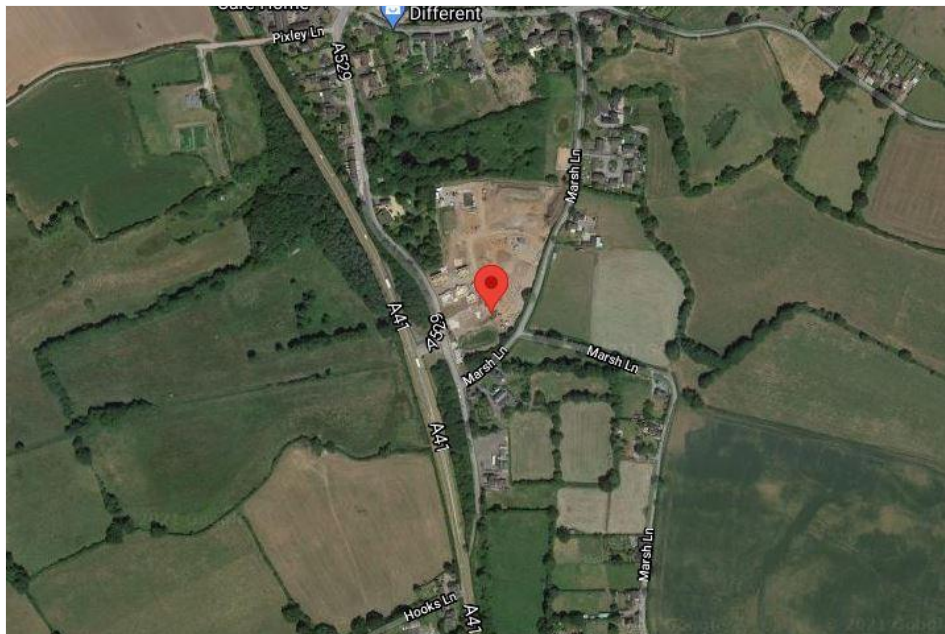
17' 3" x 8' 7" (5.26m x 2.62m)



Helping *you* move

LOCATION

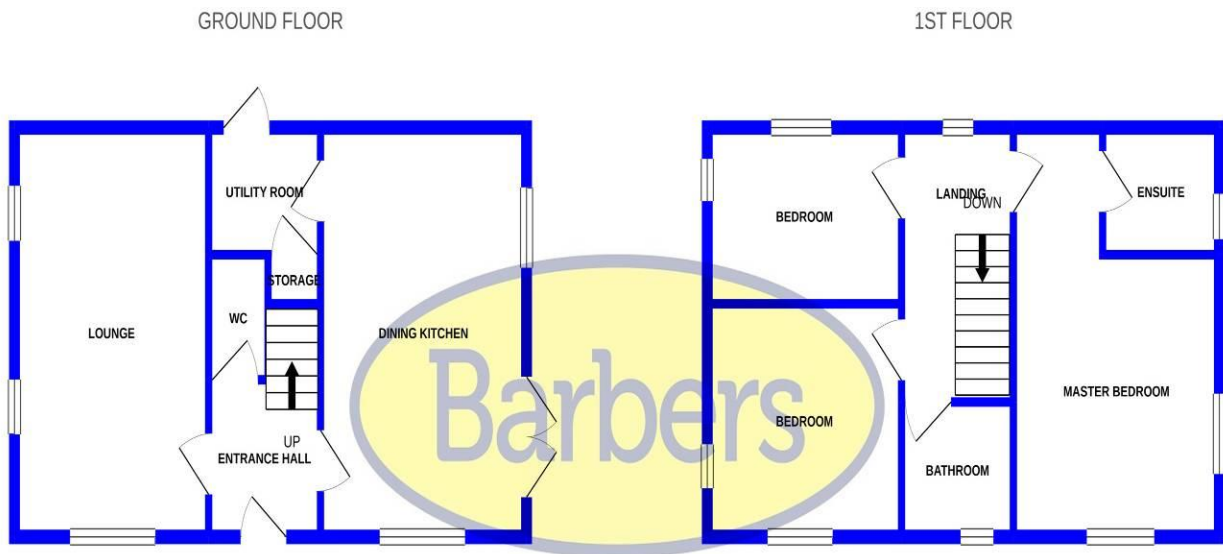
Situated in the popular village of Hinstock between Market Drayton and Newport. Hinstock village benefits from a primary school, village store, public house and village hall. Market Drayton and Newport offer a much wider variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger towns of Shrewsbury, Telford and Newcastle-under-Lyme are all in commutable distance and offer a wider range of amenities.



Copyright Google Maps.

Directions

Leave Market Drayton on the A529 to Hinstock and continue into the village. At the mini island carry on straight on and pass the village school on the left hand side. Continue straight on this road and turn left into Damson Way and then right where you will then find the property on the right hand side.



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.
Made with Metropix ©2021

SERVICES

We are advised that mains electric, water and drainage are available with gas fired central heating. Barbers have not tested a any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

MD28916260521

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Market Drayton Residential Sales

Tel: 01630 653641

Email: marketdrayton@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.