



Helping *you* move



1 Church Street, Hinstock, TF9 2TF

If it's space you're after, then look no further! A stylish, individually designed Four Bedroom Detached House with oodles of space including a superb Open Plan Kitchen/Dining/Family Room, spacious Lounge, two well-appointed En Suite Bedrooms, Double Garage and delightful Garden with Outdoor Kitchen area that's perfect for entertaining!

Offers In Region Of
£650,000

Overview

- Beautifully Presented Spacious Four Bedroom Detached House
- Entrance Hall, Cloaks/WC, Dining Room, Spacious Lounge with Inglenook Fireplace
- Open Plan Kitchen/Family Room with Bi Fold Doors, Utility, WC
- Generous En Suites to the Principal & Guest Bedrooms, Family Bathroom
- Rear Garden with Patio and Outdoor Kitchen, Integrated Double Garage, Driveway Parking
- Energy Efficiency Rating – B, Council Tax Band - G



Brief Description

This spacious property has underfloor heating throughout the ground floor accommodation which includes the Reception Hall with oak flooring and oak staircase, Cloakroom/WC, Lounge with feature inglenook fireplace and multi-fuel stove, a Dining Room currently used as a Snooker Room, impressive Kitchen/Dining/Family Room with bi-fold doors, Utility, WC and integral Double Garage. To the first floor, the Principal Bedroom has a large Dressing Area with multiple wardrobes and En Suite Shower Room, the Guest Bedroom has built in wardrobes and a generous En Suite Bathroom with walk-in shower and free-standing bath, two further Double Bedrooms and the Family Bathroom with corner shower and bathtub. Both En Suites and the Bathroom have underfloor heating provision.

Externally, there's a raised front Garden, block paved Parking in front of the Garage giving you parking for four to five cars and an enclosed rear Garden with patio, lawn and an outdoor Kitchen with BBQ and Pizza Oven.

Location

The property is within walking distance of the centre of Hinstock village, which is equidistant between the Shropshire market towns of Market Drayton and Newport. The village offers an historic Church, Primary School and Nursery, Village Hall, Post Office/Country Store, Cricket, Tennis & Snooker Clubs, Playing Fields and Village Pub.

There are school buses to the various Schools within the catchment area and Market Drayton and Newport both offer a more comprehensive range of shops and amenities. The excellent access to the A41 means that Whitchurch, Telford, Shrewsbury and Stafford are within commutable distance.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water, drainage and electricity services are available, with oil-fired central heating and an LPG gas for the kitchen range hob. Barbers have not tested 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.

LOCAL AUTHORITY: Shropshire Council

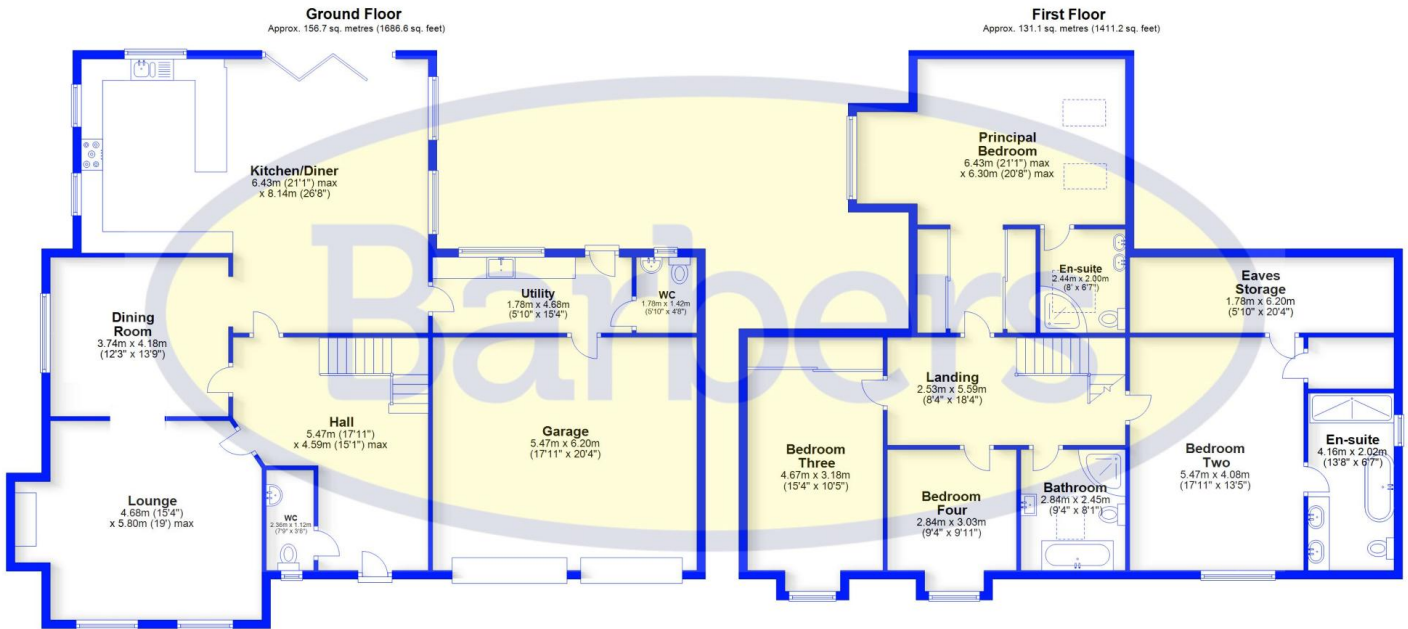
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From Market Drayton take the A529 Hinstock Road all the way to Hinstock, straight over the mini roundabout by the Local Store with the Primary School on your left, and go down the hill turning left just opposite Hinstock Manor Care Home, first left and it's the first property on your left.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

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.



Total area: approx. 287.8 sq. metres (3097.8 sq. feet)



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! Tel: 01630 653641

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.

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