



Helping *you* move



## Silver Trees, Hatton Road, TF9 2SR

Silver Trees is a Three Bedroom, Detached Dormer Bedroom on a generous 0.33 Garden Plot, which has been extended to offer you a superb Open-Plan Dining Kitchen and first floor Family/Cinema Room with an impressive Roof Terrace. Offered to the market with No Upward Chain.

Offers In Region Of  
**£550,000**

### Overview

- An Extended Family Home with Flexible Accommodation
- Offered with No Upward Chain
- Impressive Open Plan Dining Kitchen
- Utility, Shower Room, Laundry Room
- Principal Bedroom with En Suite, Dressing Room
- Three Further reception/Bedrooms
- Family Room with Spacious Balcony Terrace
- Timber Deck, Patio, Lawned Gardens, Driveway Parking
- Full Planning Permission for a detached annex - 24/02966/FUL



### Brief Description

Off the vibrant central Entrance Hall are your Cloak Room, WC and a large walk-in Dressing Room and, to your right, stairs rise up to a fabulous Living/Cinema Room with bi-folding doors that open to a huge Roof Terrace. There's an impressive Dining Kitchen with an excellent range of units, a central island and double French doors leading out to the timber deck. From the Kitchen a stable door leads through to the large Utility, Shower Room, Cloakroom and Laundry Room.

The Lounge has an open fire and large picture window and leads through to the Dining Room/Bedroom Two. Bedroom Three is currently used as a Home Office – and then completing the accommodation is an opulent Principal Bedroom with box bay window and wide opening through to the striking En Suite with a spa bath.

Externally, the property sits on a generous Garden plot of approximately 0.33 acres, with ample Driveway Parking, lawned Gardens, a fish pond, patio, a raised deck to the side and further enclosed lawned Gardens with large shed to the rear.

### Location

Situated in a rural location, approximately 1.3 miles from the village of Hinstock which has an historic Church, Primary School and Nursery, school buses to the various schools within the catchment area, Village Hall, Village Store with Post Office as well as a Pub/Restaurant and local sports facilities. More shops, facilities and schools can be found in the market towns of Newport and Market Drayton.



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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that XXXX services are available. 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.

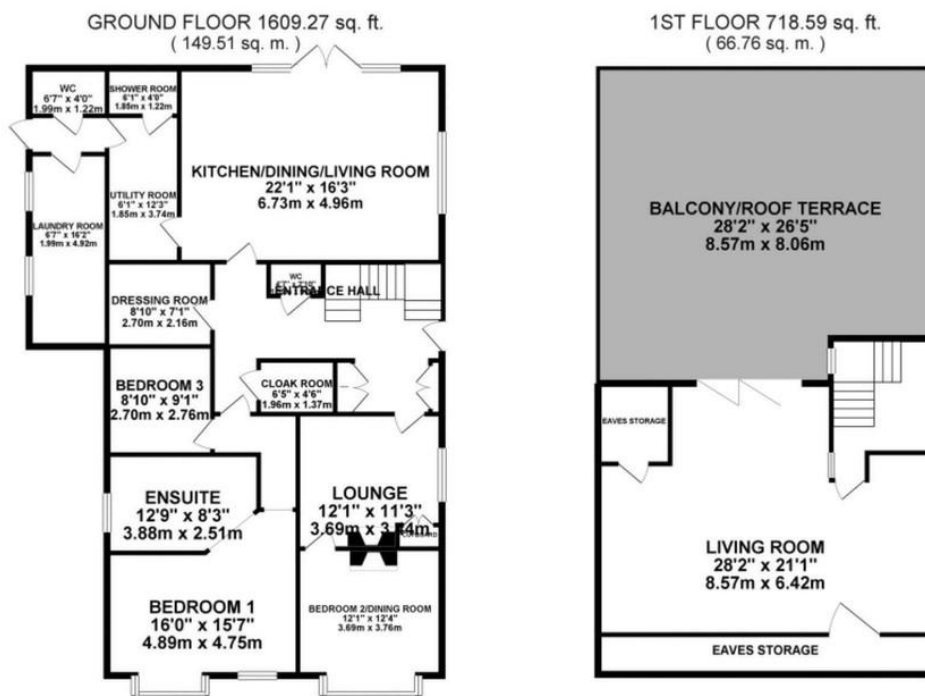
**LOCAL AUTHORITY:** XXXXX



**DIRECTIONS:** From Market Drayton take the A529 Hinstock Road and after 3.5 miles bear right on Mill Green. At the crossroads with the A41, proceed with care straight across onto Hatton Road and the property is approximately 0.8 miles on your right, just before Edwards Transport, and can be identified by our For Sale sign.

**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 FLOOR AREA: 2327.86 sq. ft. (216.27 sq. m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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## 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

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
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 Tel: 01630 653641  
 Email: [marketdrayton@barbers-online.co.uk](mailto: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.