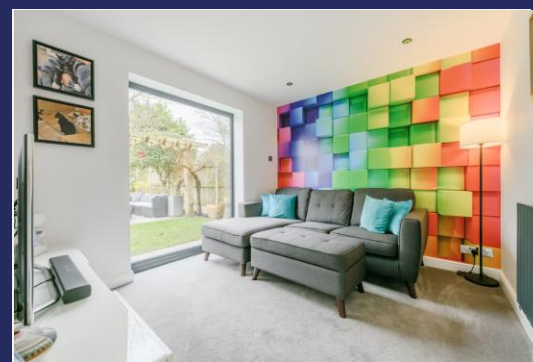




Helping *you* move



8 Hampton Drive, Market Drayton, TF9 3RP

A beautifully presented four bedroom detached home with a stylish open plan kitchen diner, large lounge with two further good-sized reception rooms, an impressive principal bedroom suite, with three further double bedrooms upstairs. Landscaped front and rear gardens with ample parking for up to five large vehicles.

Offers In Region Of
£550,000

8 Hampton Drive Market Drayton, TF9 3RP

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Overview

- Light and Spacious Four Bedroom Detached House
- Reception Hall, Lounge, Study, TV Room, Impressive Open Plan Kitchen Diner, Large Utility Area, Guest WC, Integral Garages
- Large Principal Bedroom with Dressing Area and En-Suite
- Guest Double Bedroom with En-Suite, Two Additional Double Bedrooms, Family Bathroom
- Landscaped Gardens to Front & Rear, Parking for Five Vehicles
- Council Tax Band F, Energy Rating C



Brief Description

To the ground floor is the reception hall, study and spacious lounge with bay window. There's an impressive kitchen diner with a sliding door spanning the full width of the room, an excellent range of smart, grey flat-fronted kitchen units and a large central island with electric hob and extractor fan and breakfast bar. Off the kitchen is the utility, guest cloakroom, access to the garage and garage store, and a second reception/tv room with a large picture window overlooking the rear garden

The first floor has a light and spacious principal bedroom suite with dressing area and stylish en-suite bathroom, guest bedroom with en-suite shower room, two further double bedrooms and the family bathroom.

Externally, the property has beautifully landscaped front and rear gardens, with ample parking for 4-5 cars and an electric car charging point. The rear garden has a central lawned area with raised herbaceous borders, a lovely patio entertaining space with pergola and a large garden shed. Both the front and rear lawns have sprinklers, and there's outside ambient lighting and power.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.



Your **Local** Property Experts

01630 653641



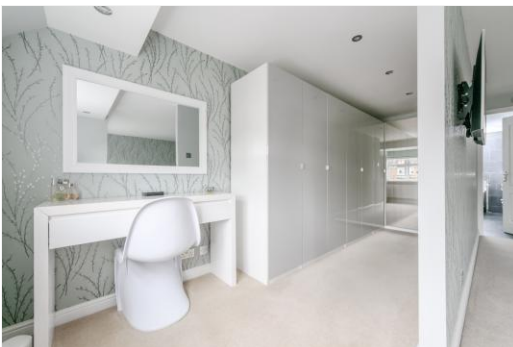
Useful Information

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 all mains services and gas central heating 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: Shropshire Council
Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, then right at Nagington's Garage, over the mini roundabout, over the bridge and then turn left on Hampton Drive where the property is on your right and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
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