



3 Whitley Fields, Eaton On Tern

Helping *you* move



**3 Whitley Fields, Eaton On Tern, Market Drayton, TF9 2FF.**

**Offers in excess of £700,000**



**A recently constructed four bedroom executive style house set on this exclusive new development, comprising just 13 properties, set in large gardens with fabulous uninterrupted views over adjoining farmland to the rear**

- A stunning Detached House
- Fantastic Kitchen / Living / Dining Room
- Separate Lounge, Utility Room, Cloakroom
- Master Bedroom with En-Suite and Balcony
- Guest Bedroom with En-suite
- Two further Bedrooms, Principal Bathroom
- Garage, Veranda to the front, Fabulous Countryside views to rear
- Attractive Gardens of approximately ¼ acre



## BRIEF DESCRIPTION

The beautifully presented accommodation, having plenty of natural light and decorated in subtle muted tones throughout, is approached via the Reception Hall having a Cloakroom to the side. Double doors open into the most impressive open plan Living Dining Kitchen. The Living Dining area benefits from Bi fold doors and windows opening onto the rear garden. The fantastic Kitchen comprises a range of units incorporating inset sink with instant Quooker hot water mixer tap set into base cupboard, a further range of units with granite work surfaces over, matching central island with CDA Wine Cooler and Neff Microwave, integrated dishwasher, fridge and separate freezer, induction Neff hob and extractor hood, built in Neff oven. The Utility is fitted with base units incorporating sink unit with mixer taps, solid granite work surfaces over with a full length glazed door leading to garden. The Lounge enjoys aspects to three sides, again with Bi Folds doors to the garden.

The stairs from the hallway ascend to the first floor landing with feature long window with countryside views to the rear.





The master bedroom is a real feature having glazed doors leading onto a balcony with views over adjoining countryside; the room benefits from Hammond fitted wardrobes and a contemporary style en suite with large walk in shower, wash hand basin and WC; Porcelanosa tiling to walls and tiled flooring. Bedroom Two, also fitted with Hammond fitted wardrobes also has a contemporary en suite with walk in shower, wash hand basin and WC, Porcelanosa tiling to walls and tiled flooring. There are two further bedrooms and a main family bathroom fitted with contemporary suite having a freestanding bath, separate large shower unit, wash hand basin and WC, Porcelanosa tiling to walls and tiled flooring.



Sitting on approximately 1/4 acre plot, the property is approached at the front over a block paved driveway with parking for several cars and leading to Double Garage. The Rear Gardens have been attractively landscaped with large paved sun terrace and generous lawn area with fabulous 180° views over surrounding farmland to the rear.



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LOCATION

Set on the edge of this most desirable semi rural village and has the perfect backdrop of open views over adjoining countryside. Perfectly placed for commuters there is excellent access to the nearby County Town of Shrewsbury (16 miles) where you will find a host of national and independent stores, award winning restaurants, theatre, the famous Shrewsbury Quarry and many historic buildings of interest. The more modern purpose built Town of Telford (11 miles) boasts a large internal Shopping Centre, cinema complexes and is home to the International Centre. The Potteries are approximately 24 miles distance from where you will gain ease of access to the M6 North. There are rail links to all major cities including a direct link to London from both Shrewsbury and Telford.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion. Whitley Fields will have a management company with an annual service charge in the region of £400 - £750 per annum. To be confirmed by solicitors.

SERVICES

We are advised that there is mains electricity. Water is on a private bore hole and drainage via treatment plant. Heating by way of an air source heat pump. 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.

DIRECTIONS

From Wellington proceed along the A442 towards Crudgington. Proceed through Crudgington and a short distance along you will enter the edge of Waters Upton where on your right hand side is a post office - turn right immediately after. Follow the road for approx. 1.75 miles through Meeson and into Great Bolas. Take the turn left for Eaton-on-tern and proceed for just over 1 mile and turn left onto Mill Lane. The entrance to the development is shortly along the lane on the right hand side.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002. Council Tax Band F

VIEWING

Please ring us on 01952 221 200 or Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

METHOD OF SALE

For sale by Private Treaty.

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.

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ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

CLOAKROOM 7' 5" x 3' 10" (2.26m x 1.17m)

LOUNGE 21' 10" x 16' 7" (6.65m x 5.05m)

KITCHEN / LIVING / DINING ROOM 25' 3" x 25' 7" (7.7m x 7.8m)

UTILITY ROOM 10' 11" x 5' 4" (3.33m x 1.63m)

MASTER BEDROOM 17' 2" x 13' 8" (5.23m x 4.17m)

EN-SUITE 11' 0" x 5' 11" (3.35m x 1.8m)

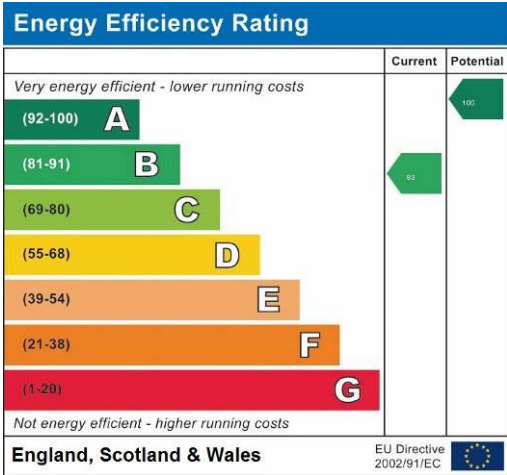
BEDROOM TWO 16' 3" x 11' 1" (4.95m x 3.38m)

EN-SUITE 6' 3" x 6' 1" (1.91m x 1.85m)

BEDROOM THREE 18' 7" x 9' 9" (5.66m x 2.97m)

BEDROOM FOUR 11' 11" x 6' 0" (3.63m x 1.83m)

BATHROOM 11' 10" x 9' 10" (3.61m x 3m)



GROUND FLOOR  
1313 sq.ft. (122.0 sq.m.) approx.



1ST FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 2453 sq.ft. (227.9 sq.m.) approx.  
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**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 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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