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**Chilcote Wood Lane, Hinstock, Market Drayton, TF9 2TA**  
**Offers In The Region Of £585,000**

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# Chilcote Wood Lane, Hinstock, Market Drayton, TF9 2TA

## Offers In The Region Of £585,000



Chilcote is a very well presented detached family home finished in 2019. This four/five bedroomed house is located in the popular village of Hinstock, convenient for the market towns of Market Drayton and Newport.

The property occupies a central position within the village, on a good sized plot on the edge of fields. There is plenty of off road parking to the side of the property, leading to a detached garage. The rear garden is fully enclosed, laid mainly to lawn with a lower level gravelled seating area, ideally placed to enjoy sunshine at different times of the day.

This Eco friendly house benefits from thick Cavity Wall Insulation, Solar Panels, a new Air Source Heat Pump and a new E.V. Charger. The internal accommodation has pale taupe carpets and vinyl flooring throughout, and includes a spacious lounge, study/bedroom five, high specification dining kitchen, utility room and shower room. The first floor contains a principal bedroom with contemporary en-suite shower room, three further good sized bedrooms and a generously proportioned family bathroom.

The popular Shropshire village of Hinstock is located on the A41 between Newport and Market Drayton. The village has a primary school with a "Good" OFSTED rating (inspected March 2023), a Post Office/ shop and a community run pub, The Falcon. A greater range of shops, supermarkets and leisure facilities can be found in Newport, Market Drayton, Stafford and Telford. Stafford Station (18 miles), Shrewsbury Station (20 miles) and Wolverhampton Station (27 miles) are all mainline stations. The A41 provides easy access to both the North West in one direction and the West Midland conurbation in the other, linking into the A5, M54 and M6.

The property in more detail:-

A part glazed front door opens from beneath an attractive canopy into the

### Reception Hall

having panelled radiator and useful understairs storage cupboard.

### Full Depth Lounge

20'1" x 12'11" (6.14 x 3.94)

a light and airy room with front aspect window and rear aspect French doors opening to the garden. An attractive composite fireplace surround houses an inset modern electric fire, providing a focal point to the room. TV aerial, telephone and broadband points. Panelled radiator.

### Study/Bedroom Five

8'10" x 6'5" (2.70 x 1.96)

having fitted cupboards/wardrobes to one wall with mirrored sliding doors. Rear aspect window and panelled radiator.

### Family Dining Kitchen

20'2" x 13'9" (6.15 x 4.21)

being fitted with a range of modern grey fronted "shaker" style units of base and wall mounted cupboards and drawers with complementary worktops and upstands. A matching island unit provides additional work space or an informal breakfast bar seating area. Inset composite 1 1/2 bowl sink and drainer unit. Integrated dishwasher and integrated under counter fridge. Built-in Belling double oven with grill having inset four ring ceramic hob over and brushed steel chimney style extractor hood above. Front aspect window and rear aspect French style door to the garden. Panelled radiator.

### Utility Room

9'3" x 8'6" (2.84 x 2.61)

with matching base cupboard unit to the kitchen having contrasting worktop over with

upstand. Space and plumbing provision for washing machine and tumble dryer or freezer. Panelled radiator. Front aspect window and side aspect glazed door to the driveway. Immersion water tank connected to Air Source Heat Pump.

### Shower Room

having a fully tiled double width shower cubicle and mains fed thermostatic shower. Close coupled W.C. and pedestal wash hand basin. Rear aspect patterned glazed window, extractor fan and chrome faced ladder radiator.

Turned stairs rise from the hall to the

### Galleried Landing

having front aspect window and panelled radiator. Access hatch to loft space.

### Principal Bedroom

13'9" x 12'0" (4.20 x 3.68)

having rear aspect window with panelled radiator below.

### En-Suite Shower Room

being generously proportioned and fitted with a white suite including large fully tiled shower cubicle having mains fed thermostatic shower. Close coupled W.C. and pedestal wash hand basin. Attractive contrasting tiling to one wall, extractor fan and chrome faced ladder radiator.

### Bedroom Two

12'11" x 9'11" (3.95 x 3.03)

with rear aspect window and panelled radiator.

### Bedroom Three

13'0" x 9'10" (3.97 x 3.01)

having a front aspect window and panelled radiator.

### Bedroom Four

13'9" (max) x 8'4" (4.21 (max) x 2.56)

with fitted wardrobes to one wall, having hanging rails and shelving. Currently used as a nursery and dressing room, with front aspect window and panelled radiator.

### Family Bathroom

11'1" x 6'9" (3.39 x 2.06)

being tiled to approximately half height and having a complete white suite comprising panelled bath, close coupled W.C. and pedestal wash hand basin. Separate corner shower cubicle with curved glass doors and electric shower. Rear aspect window, chrome ladder radiator and extractor fan.

### Outside

A driveway providing off road parking for two cars leads to a detached garage, with power and light.

The rear garden is an attractive feature of the property, being enclosed by open fencing to the rear, to make the most of views over the adjacent fields. Mainly laid to neatly shaped lawns, a flagged path leads along the rear of the property to a sunken ornamental gravelled seating area, positioned to enjoy the sunshine throughout most of the day. Well stocked beds of annuals and perennials add interest to the boundary.

### Additional Information

COUNCIL TAX: We are advised by the Local Authority, Shropshire Local Authority, that the property is in Band E.

EPC RATING: B (88)

**TENURE:** We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

**SERVICES:** We understand that mains water, electricity and drainage are connected. The property is heated by means of an Air Source Heat Pump.

**BROADBAND AND MOBILE SERVICES:** We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors have made us aware that there are not mobile black spots within the property.

**ADDITIONAL CHARGES:** We understand that no additional charges are payable. (e.g. car chargers, solar panels)

**RIGHTS AND RESTRICTIONS:** We are not aware of any onerous rights or restrictions affecting the property.

**FLOODING ISSUES:** The property has not been affected by flooding in the past five years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendor is not aware of any planned developments or applications that may impact the property.

**COAL FIELDS/MINING:** No mining related issues have been noted at the property.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

**DIRECTIONS:** From Newport High Street, proceed through Lower Bar, across the mini islands by the Esso Petrol Station and TFM, to the A41. Turn left onto the A41, continuing on this road for approximately 3 miles. Take the right hand turn into Hinstock (towards Market Drayton), proceeding around the right and left hand bends, past the school on the right. Take the second exit at the mini island, into Wood Lane, where Chilcote can be found on the right hand side.

### Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on

any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

**HOMEBUYERS SURVEYS AND VALUATIONS** undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

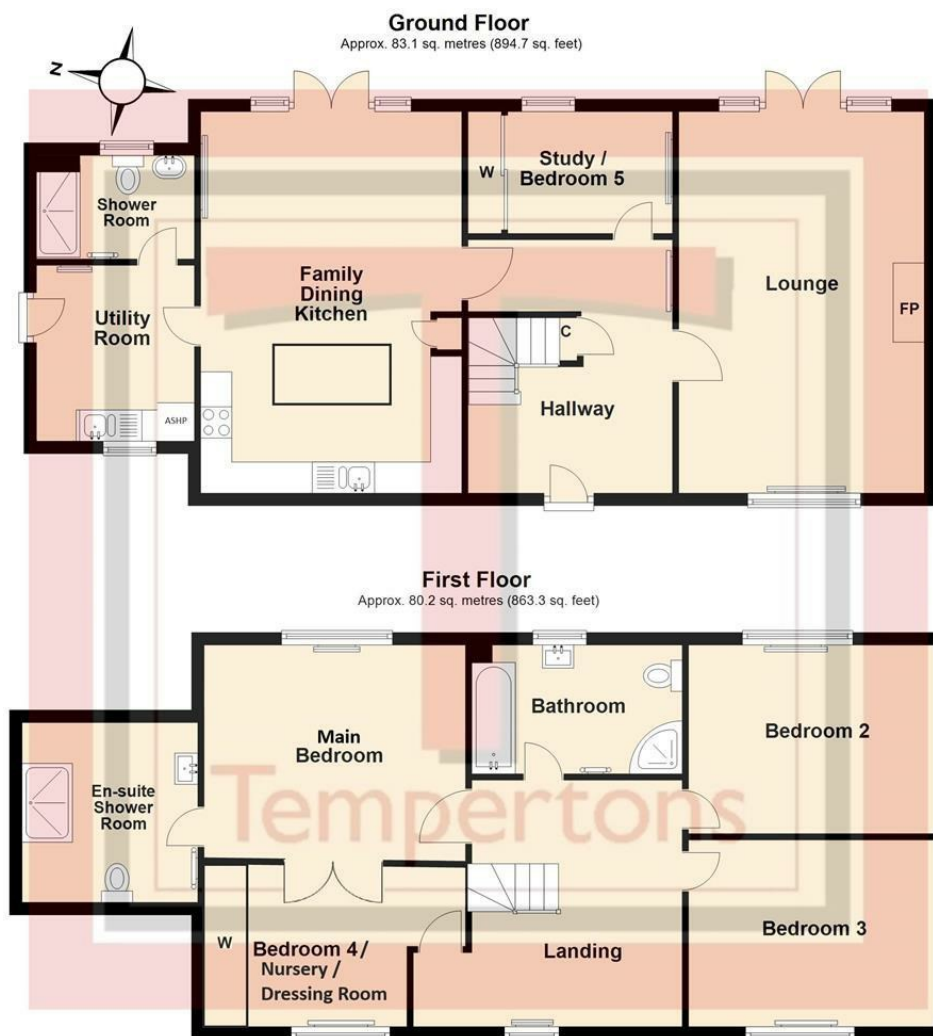
**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.