

3 Whitley Fields Mill Lane Eaton-On-Tern Market Drayton TF9 2BX



4 Bedroom House - Detached
Offers Over £735,000

The features

- TRULY IMPRESSIVE LUXURIOUS ACCOMMODATION
- FABULOUS OPEN PLAN KITCHEN LIVING DINER WITH INTEGRATED APPLIANCES
- STUNNING OPEN VIEWS TO REAR
- TWO FURTHER BEDROOMS
- GARDENS, DRIVEWAY AND DOUBLE GARAGE
- DOUBLE GLAZING & AIR SOURCE HEAT PUMP & UNDERFLOOR HEATING
- SPACIOUS LIGHT LOUNGE WITH BI FOLDS
- PRINCIPAL AND GUEST BEDROOM'S WITH LUXURY EN SUITES
- FAMILY BATHROOM



***** TRULY STUNNING HOME WITH FABULOUS RURAL VIEWS *****

A recently constructed, much improved, truly impressive home, set in large gardens of approximately 1/4 acre with fabulous views over adjoining farmland.

For those who love to entertain, work from home or just require space this stunning recently constructed four double bedroom home offers impressive, versatile accommodation perfect for today's new lifestyle.

The accommodation briefly comprises of; Reception Hall, WC, Stunning open plan Living Dining Kitchen with Neff integrated appliances, Bi Fold doors overlooking garden and the views beyond, Utility, Dual aspect Lounge again with Bi Folds doors with views to garden and the open space beyond, Principal and Guest Bedroom with Luxury En Suite's, Two further Bedrooms and Bathroom.

The property has the benefit of Hammonds fitted wardrobes to three bedrooms, the latest air source heat pump system and underfloor heating along with maintenance free aluminium power coated double glazing, blocked paved driveway and double garage.

Property details

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.

RECEPTION HALL

Covered entrance with lighting and door to Personal Reception Hall with useful under stairs storage.

CLOAKROOM

WC with hidden cistern and wash hand basin. Complementary tiling to walls and tiled flooring.

IMPRESSIVE LOUNGE

This fabulous dual aspect Lounge, which is naturally well lit with windows and Bi-folds giving access to the gardens.

FABULOUS KITCHEN LIVING DINER

This truly impressive room is perfect for a growing family or those who love to entertain. The Living Dining area features Bi fold doors and large windows onto the rear garden and open views beyond, making it ideal for those who love to dine alfresco. The Kitchen is beautifully fitted and finished to an exceptional standard of specification with a comprehensive range of units incorporating inset sink with instant Quooker hot water mixer tap set into base cupboard, further range of matching base units comprising cupboards and drawers with solid granite work surfaces over and having integrated Neff dishwasher and fridge freezer with matching fascia panel, induction Neff hob and extractor hood, built in Neff oven. Matching range of eye level wall units and feature large central island with ample storage and wine cooler. Tiled flooring.

UTILITY

Comprehensively fitted with base units incorporating sink unit with mixer taps solid granite work surfaces over. Feature wooden panelled wall with cloaks and boot storage facilities. Full length glazed door leading to garden. Tiled flooring.

Stairs rise from Reception Hall leading to FIRST FLOOR LANDING with window overlooking the rear, fitted wall lights.

PRINCIPAL BEDROOM

What a fabulous bedroom suite, well lit with glazed doors leading onto balcony with views over adjoining countryside. Stylish Hammond fitted wardrobes.

EN SUITE

Contemporary suite with luxury high end sanitary fittings including large walk in shower, wash hand basin and WC. Complementary Porcelanosa tiling to walls and tiled flooring.

GUEST BEDROOM

With windows to side, front and rear, again with fabulous views over adjoining countryside. Hammonds fitted wardrobes.

EN SUITE

Contemporary suite with luxury high end sanitary fittings including walk in shower, wash hand basin and WC. Complementary Porcelanosa tiling to walls and tiled flooring.

BEDROOM

With window to rear with fabulous views over adjoining countryside. Hammonds fitted wardrobes.

BEDROOM

A great multi purpose room with velux roof lights.

FAMILY BATHROOM

A large family bathroom fitted with contemporary suite including; Victoria Albert freestanding bath, separate large shower unit, wash hand basin and WC. Complementary Porcelanosa tiling to walls and tiled flooring.

OUTSIDE

Approached over block paved driveway with parking for several cars and leading to Double Garage which has been plastered internally. The Rear Gardens have been attractively landscaped with large paved sun terrace and generous lawn area bordered by open farmland with fabulous open views.

GENERAL NOTES

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main water, drainage and

electric are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

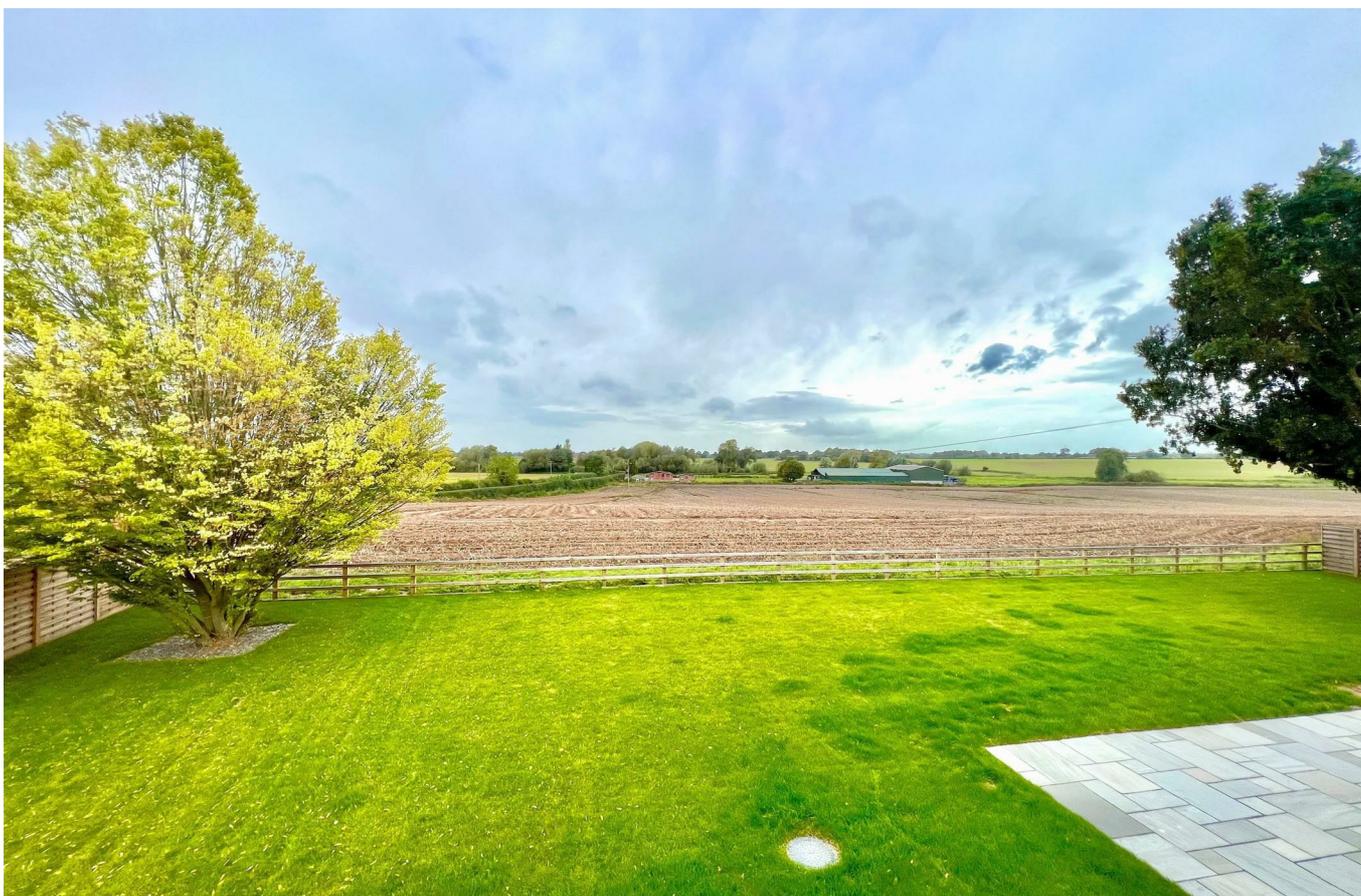
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



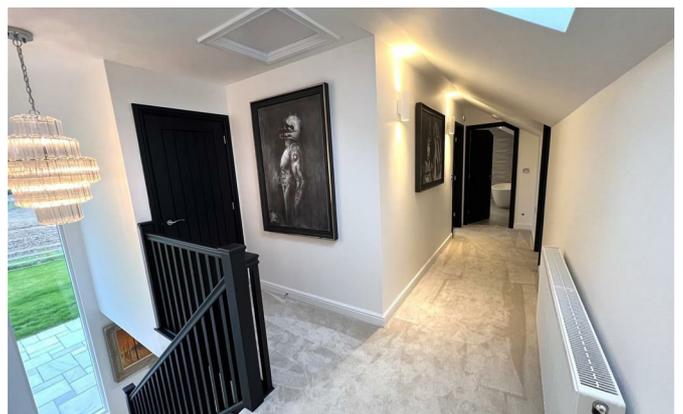


MONKS



3 Whitley Fields Mill Lane, Eaton-On-Tern, Market Drayton, TF9 2BX.

4 Bedroom House - Detached
Offers Over £735,000



▼ Ground Floor

▼ 2nd Floor



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		83	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
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England & Wales		EU Directive 2002/91/EC	

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