



£650,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: F

## Norton-In-Hales Market Drayton

Pear Tree Croft Norton-In-Hales  
Market Drayton Shropshire



*They say fruit is good for you, well this detached family house is going to be good for the lucky buyer of this spacious family home. Located in the corner a lovely cul-de-sac in the very desirable village of Norton-In-Hales and offering spacious and stylish accommodation throughout.*

The contemporary home is perfect for a large or growing family and comprises reception hallway, large bay fronted lounge, separate dining room, a further family room which has bi-folding doors to the rear garden and is open plan to the extensively fitted kitchen with various built in appliances and bi-fold doors plus separate utility. Upstairs there are four double bedrooms with the master bedroom suite has an adjacent dressing room (originally fifth bedroom) and contemporary en-suite shower room with an additional en-suite shower room to the second bedroom plus stylish family bathroom. The home has under floor heating to the ground floor and radiators to the first serviced from the oil boiler.

- Stylish & Spacious Detached House
- Four Double Bedrooms Plus Dressing Room
- Two En-Suites, Family Bathroom & Guest WC
- Extensively Fitted Kitchen & Separate Utility
- Quality Features Throughout
- Corner Location In Highly Desirable Village

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**Entrance Hallway** 19' 2" x 7' 0" (5.84m x 2.13m)

A large reception hallway accessed through a composite front entrance door with double glazed side panel. Large stone tiled floor which continues into the guest WC, under stair store cupboard.

**Lounge** 17' 11" x 14' 11" (5.45m x 4.55m)

A large reception room which has fitted low units with marble plinth over fitted on a feature media wall. Inset ceiling spot lighting, large double glazed bay window to the front.

**Guest WC**

Fitted with a low level WC and wall mounted wash basin with mixer tap.

**Dining Room** 15' 3" x 11' 11" (4.65m x 3.62m)

Inset ceiling spot lighting, raised glass fronted open fireplace set into the chimney breast. Double glazed bay window to the front.



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## **Fitted Breakfast Kitchen** 13' 11" x 19' 11" (4.24m x 6.07m)

Fitted with an extensive range of base and wall units, Corian work surfaces incorporating sink with mixer tap and matching breakfast bar. Integrated appliances included two ovens, one of which is a combination microwave oven, dishwasher and space for an American style fridge freezer. To the central island is also a five burner induction hob with ceiling mounted cooker extractor and below counter wine fridge. Double door store cupboard, double glazed window to the rear and bi-fold doors to the rear garden.



## **Family Room** 15' 0" x 11' 6" (4.56m x 3.51m)

Located off and open plan to the kitchen having bi-fold to the rear and media wall incorporating low cupboards, plinth and shelving. Inset ceiling spot lighting.



## **Utility** 9' 1" x 6' 4" (2.78m x 1.92m)

Having work surface with cupboard below, stainless steel sink unit, drainer and mixer tap. Spaces for washer and dryer, inset ceiling spot lighting and double glazed door to the side.

## **First Floor Landing** 18' 10" x 6' 11" (5.73m x 2.11m)

A large central landing area with glass balustrade, inset ceiling spot lighting, radiator and double glazed skylight to the front.

## **Bedroom One** 11' 6" x 13' 6" (3.50m x 4.11m)

The master bedroom has a separate adjacent reception room and ensuite. The bedroom has inset ceiling spot lighting, radiator and double glazed window to the rear.



## **Dressing Room (Bedroom One)** 10' 10" x 9' 2" (3.30m x 2.79m)

Double doors off the master bedroom leads into the dressing room which has open fronted split level hanging rails, inset ceiling spot lighting, radiator and double glazed window to the rear.

## **En-Suite Shower Room (Bedroom Two)** 8' 4" x 7' 11" (2.55m x 2.41m)

Fitted with a double width shower with glass screen and drying area with separate digital shower controls, stone puta style wash basin set in a vanity unit and low level WC with concealed cistern. Inset ceiling spot lighting, tiling to the floor and double glazed window to the side.



## **Bedroom Two** 11' 4" x 11' 2" (3.45m x 3.41m)

Having built in wardrobes with sliding mirrored doors, loft access, radiator and double glazed window.

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**En-suite (Bedroom Two)** 4' 8" x 7' 11" (1.42m x 2.42m)

Fitted with a double width shower with glass screen pedestal wash basin with mixer tap and low level WC. Tiling to the floor, heated towel rail and double glazed window.

**Bedroom Three** 13' 2" x 15' 6" (4.02m x 4.73m)

A large double bedroom with built in wardrobe/airing cupboard, radiator and double glazed window to the front.

**Bedroom Four** 10' 6" x 11' 11" (3.20m x 3.64m)

Another double bedroom having fitted wardrobes with sliding mirror doors, radiator and double glazed window to the rear.

**Bathroom** 8' 4" x 7' 1" (2.55m x 2.16m)

Fitted with a stylish white suite comprising free standing bath with feature slate backdrop incorporating the bath taps, vanity wash basin with mixer tap and low level WC. Inset ceiling spot lighting and heated towel rail.



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## **Attached Garage** 16' 9" x 9' 7" (5.10m x 2.92m)

Electric up and over door to the front. power, lighting double glazed door to the rear and gas central heating boiler.

## **Outside Front**

The home is located in the corner of a cul-de-sac and has a tarmac driveway providing ample off road parking a lawn and cobble steps to the front entrance door.

## **Outside Rear**

Adjacent to the home is an Indian stone patio with raised planters separating the lawn and ornamental pond with water feature. A gate provides access to the front of the home and door to the rear of the garage.



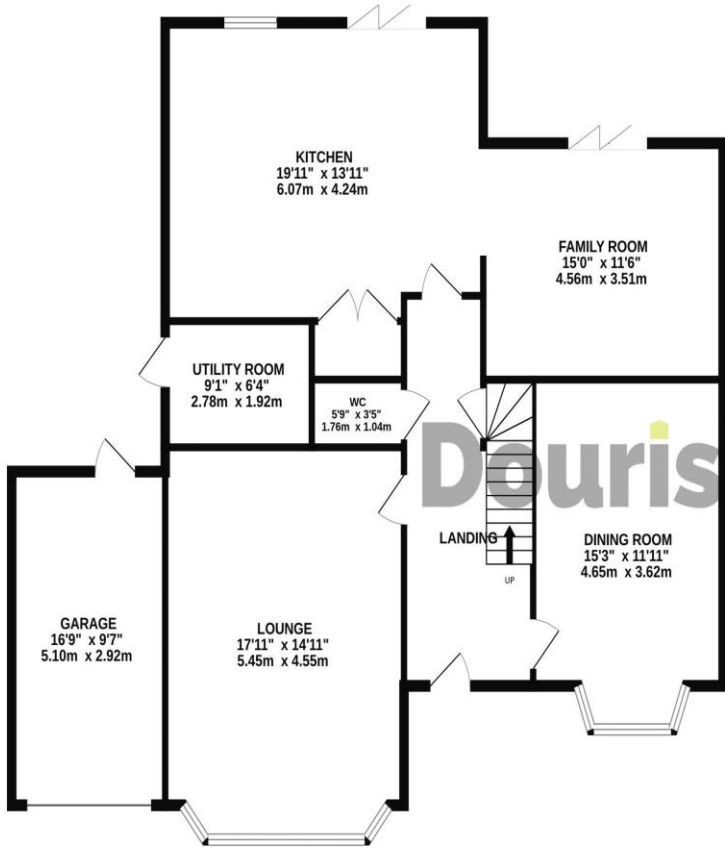
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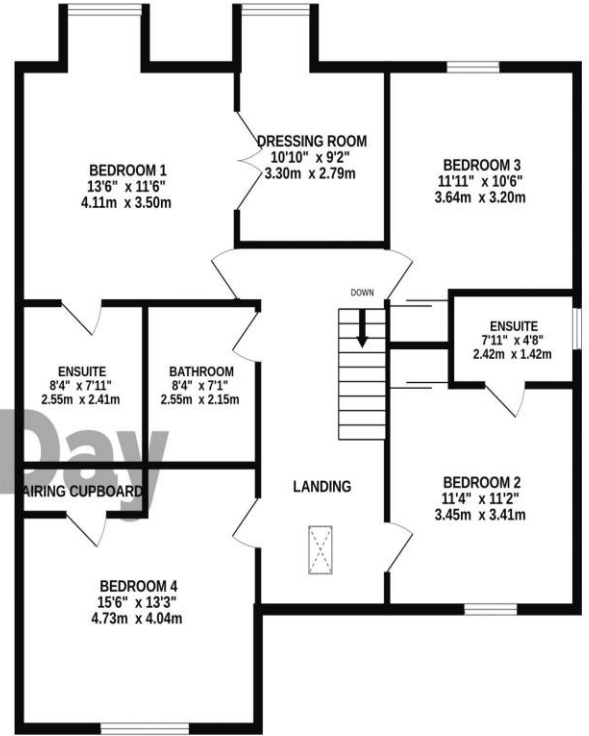
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E		
35-43	F		
27-34	G		
Not energy efficient - higher running costs			
		76	88

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