



Offers Over £300,000



TENURE: **Freehold**



EPC RATING: **E**



COUNCIL TAX BAND: **B**

Hinstock Market Drayton

The Yelves Hinstock
Market Drayton Shropshire



If you are searching for an immaculately presented home in the countryside that you can move straight into and set in private gardens fit for the keenest of garden lovers, then we have a home that will tick all of your boxes. Located on the fringe of Hinstock, you will not need to lift a finger once you have moved your furniture in as it is beautifully presented.

Comprising entrance hall, dining room, lounge, contemporary fitted kitchen and guest WC all to the ground floor. Upstairs there are three bedrooms and a bathroom with modern suite. You will be equally impressed with the exterior as there is plenty of parking once through the five bar double gate and lawned front garden which fringe the countryside setting. The enclosed and well stocked rear garden has two lawns with well stocked established borders, sun terrace and garden shed.

- Spacious Three Bedroom Semi-Detached House
- Outskirts Of A Lovely Rural Village
- Set Within Fantastic Established Gardens
- Two Reception Rooms & Separate Utility
- Modern Kitchen, Bathroom & Guest WC
- Ample Parking & Rural View To The Front

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

01630 658888

hellomarketdrayton@dourishandday.co.uk



Entrance Hall

A double glazed door leads into the hallway which is L shaped and has another double glazed door to the rear. Open plan to the dining room and doors off to the lounge and kitchen. Stairs to the first floor and tiling to the floor. There is a storage area below the stairs which has another door to the front (currently not used).

Lounge 16' 2" x 12' 7" (4.92m x 3.83m)

A spacious through lounge which has a double glazed window to the front and double glazed French doors to the rear. The room is fitted with a marble fire surround and hearth with open fire and solid fuel back boiler. Wall mounted air-condition unit.

Dining Room 10' 9" x 6' 10" (3.27m x 2.08m)

Having double glazed windows to the front and rear and wall mounted air-condition unit.



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Fitted Kitchen 9' 7" x 10' 11" (2.92m x 3.33m)

Fitted with a range of contemporary base and wall units, work surfaces to three sides and enamel single drainer sink unit and mixer tap. Integrated touch control four ring electric hob with cooker hood over and electric oven below. Tiled splash backs and tiling to the floor. Door off to a shelved larder store with double glazed window to the rear.

Utility 5' 5" x 6' 9" (1.65m x 2.05m)

Work surface with space below for a washer and dryer. Double glazed window to the side.

Guest WC

Fitted with a wall mounted wash basin and low level WC. Part tiling to the walls and double glazed window to the front.

Landing

matching doors to all first floor rooms. Loft access and airing cupboard.

Bedroom One 9' 7" x 14' 4" (2.92m x 4.38m)

A generous sized bedroom with radiator and double glazed window to the rear.

Bedroom Two 8' 9" x 11' 0" (2.66m x 3.36m)

Radiator and double glazed window to the rear.

Bedroom Three 6' 4" x 11' 1" (1.92m x 3.38m)

Radiator and double glazed window to the front.

Bathroom 7' 3" x 5' 6" (2.2m x 1.67m)

Fitted with a contemporary white suite including panel bath with electric shower over and tiling to ceiling height around the bath area, vanity wash basin with tiled splash back and low level WC. Radiator and double glazed window to the side.

Outside Front

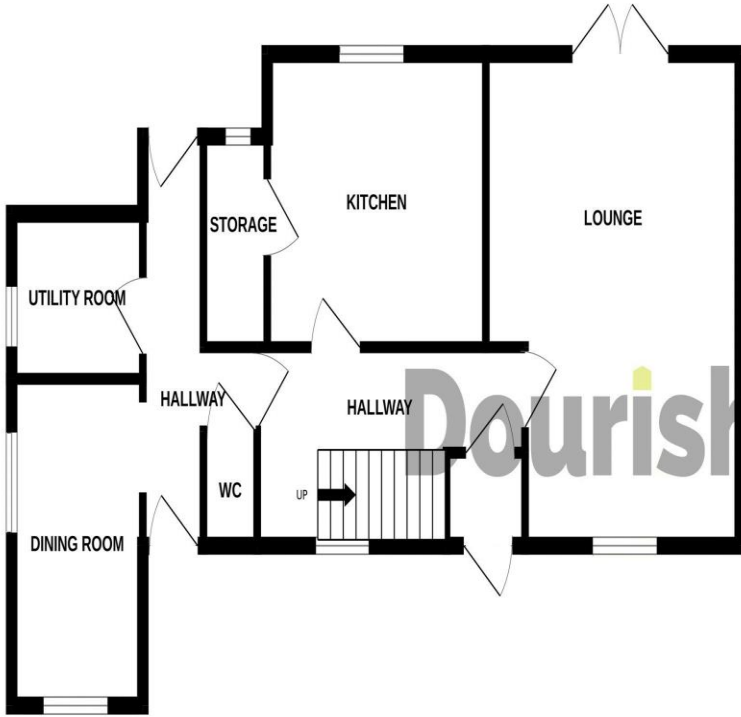
The home has a hedge to the front boundary behind which is a lawned front garden. A five bar double gate opens up to provide ample off road parking with well stocked rockery.

Outside Rear

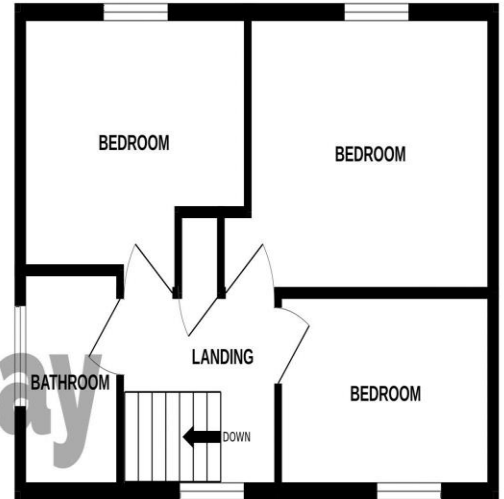
The home has a wide rear garden which is separated into two very private gardens, both of which have lawns which are divided by established trees and shrubs which can be found throughout the garden. There is also a stone covered sun terrace and adjacent garden shed.



GROUND FLOOR

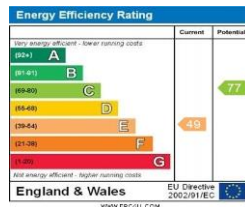


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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