



Offers in Excess of
£350,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: C

Hinstock Market Drayton

Mill Green Hinstock
Market Drayton Shropshire



If you are wondering why the crowd is milling around, well that will be the queue of people looking to view this fantastic semi detached home on Mill Green in the highly desirable village of Hinstock.

Set in impressive landscaped gardens with spectacular rural views to the front and rear is this large extended home perfect for families of all sizes. Comprising entrance hall, two separate family rooms, dining kitchen, rear porch/utility and guest WC all to the ground floor. Upstairs you will find four bedrooms with the master bedroom having an en-suite shower room plus family bathroom. If you are looking for your forever home then this should be high on your list, but it will be popular so book your viewing quickly.

- Beautiful Semi-Detached House
- Amazing Views & Fantastic Gardens
- Two Reception Rooms, Dining Kitchen & Utility
- Four Bedrooms, En-Suite & Family Bathroom
- Long Driveway & Double Garage
- Highly Sought After Village Location

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Entrance Hallway

Approached via a composite double glazed front entrance door having stairs off to the first floor accommodation and access to the Lounge and Family Room.

Lounge 12' 0" x 16' 0" (3.65m x 4.87m)

Featuring an attractive fireplace and hearth housing a log effect electric fire, radiator, and a double glazed bay window to the front elevation.

Family Room 21' 2" x 9' 8" (6.45m x 2.95m)

A spacious family room, which, thanks to the triple aspect, offers an abundance of natural light, and has a period style fire surround with a marble inset and hearth which houses a coal effect electric fire. There is a radiator, double glazed windows to both the front and side elevations, and double glazed patio doors which lead out on to the rear garden.

Dining Kitchen 8' 10" x 19' 3" (2.7m x 5.88m)

Featuring a matching range of wall, base, and drawer units with fitted work surfaces over to three sides incorporating an inset one and a half bowl sink with single drainer and mixer tap & splashback tiling to the walls. There is an integrated four ring ceramic hob with cooker hood over and a separate eye-level double oven/grill. There are spaces for a dishwasher & refrigerator, inset ceiling spotlighting throughout, and two windows to the rear elevation.

Utility Room / Porch 6' 3" x 16' 6" (1.9m x 5.04m)

Also cleverly utilised as an additional sitting area to the home, and overlooking the rear garden, having tiling to the floor plumbing and space for a washing machine and



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separate space for a dryer, double glazed windows to both the side and rear elevations, a half-glazed door to the rear elevation, and a further internal door to the Guest WC.

Guest WC

Fitted with a low-level WC and a wall mounted wash hand basin, and having tiling to the floor, and a double glazed window to the rear elevation.

First Floor Landing

A split-level landing which provides access to the four Bedrooms and the Family Bathroom, having a radiator, and access to the loft space.

Bedroom One 17' 8" x 9' 11" (5.39m x 3.02m)

A spacious double bedroom fitted with an extensive range of bedroom furniture, having a radiator, double glazed windows to both the front and side elevations and an opening leading through to the En-suite.

En-suite (Bedroom One) 3' 4" x 9' 11" (1.02m x 3.02m)

Fitted with a low-level WC, a vanity style wash hand basin with mixer tap, and a fully tiled walk-in shower cubicle. In addition, there is a double glazed window to the rear elevation.

Bedroom Two 11' 5" x 10' 0" (3.47m x 3.05m)

Having a radiator, and a double glazed window to the rear elevation.

Bedroom Three 10' 1" x 8' 10" (3.08m x 2.7m) (measured up to fitted wardrobes)

Featuring an extensive range of fitted bedroom furniture, and also having an airing cupboard, radiator, and a double glazed window to the front elevation.

Bedroom Four 7' 0" x 9' 0" (2.14m x 2.75m)

Having a radiator, and a double glazed window to the front elevation.

Family Bathroom 7' 10" x 5' 9" (2.4m x 1.75m)

Fitted with a white suite which consists of a vanity style wash hand basin with a chrome monobloc mixer tap having cupboards to the side and beneath with a splash shelf over, a panelled bath with a chrome mixer-fill tap and shower attachment, and tiling to the walls around the suite area. There is also tiling to the floor, a heated towel radiator, and a double glazed window to the rear elevation.

Separate WC

Having a fitted low-level WC, and a double glazed window to the rear elevation.

Outside - Front

The home is set behind a low-brick wall boundary established front garden with scroll iron tops and double gates leading to an adjacent long impressed concrete driveway providing ample off-road parking and access to the double detached garage and rear garden. There is a trellis archway off, leading on to the front garden featuring two centre planters and a solid wood porch to the front entrance.

Outside - Rear

The rear garden is a long and landscaped garden which is laid mainly to lawn and features an ornamental pond and waterfall adjacent to a sun terrace which leads-on to a long lawn with a variety of circular flowerbeds and a range of established trees, including conifers. There are well stocked and established borders and a further feature of the garden is a large Dovecote and also a large garden shed and a greenhouse. There are rural views from both the rear and front of the property of surrounding fields and countryside.

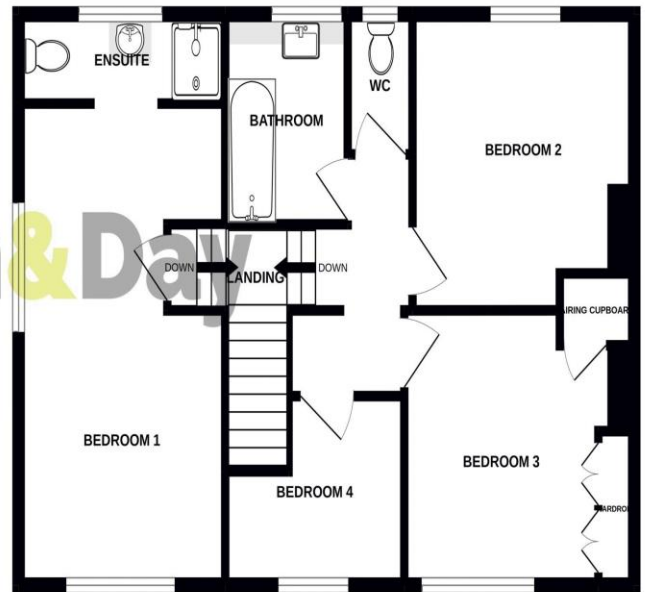
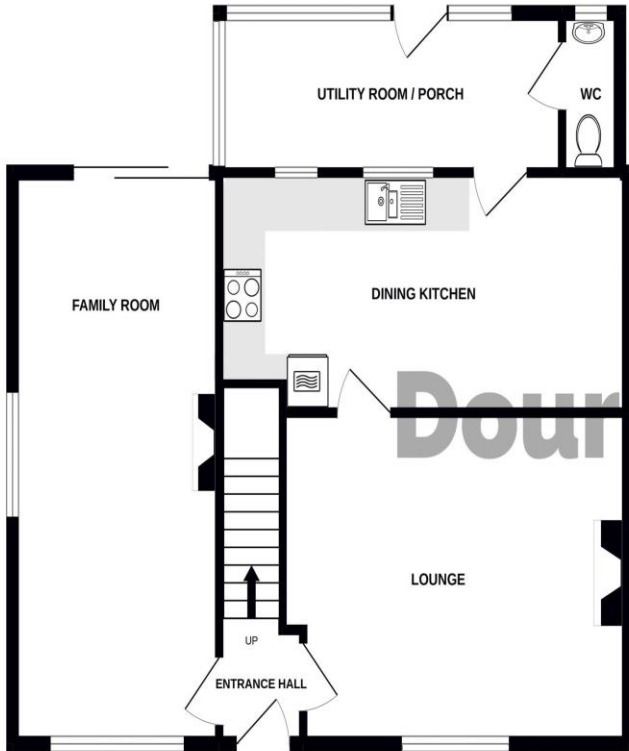
Double Garage 22' 8" x 18' 10" (6.92m x 5.74m)

Having two up and over vehicular access doors to the front elevations, and also benefitting from having both power and lighting.



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



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