



£400,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: F

## Hinstock Market Drayton

Orchard Grove, Chester Road Hinstock  
Market Drayton Shropshire



***If you are looking for a spacious home with no 'apples and pears' then head straight over to Orchard Grove as we have a fantastic detached bungalow with not a staircase in sight.*** Located in the extremely popular village of Hinstock the accommodation through is both well presented and spacious so if you are looking to retain the size of your current home but on one level, you will sure to feel at home here. Tucked away and set back from Chester Road, overlooking fields to the rear and set in establishes low maintenance gardens. Comprising entrance hall, large dual aspect lounge and separate dining room, both with French doors to the garden, generous sized and extensively fitted breakfast kitchen and separate utility. There are three double bedrooms with the master bedroom having an en-suite wetroom and the family shower room. There is ample parking plus detached garage.

- Fantastic Detached Bungalow
- Highly Desirable Village Location
- Two Reception Rooms, Three Bedrooms
- Large Breakfast Kitchen & Utility
- En-Suite Wetroom & Shower Room
- Private Gardens & Detached Garage

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 Hallway

Accessed through a double glazed composite front entrance door with double glazed side panels to each side, inset ceiling spot lighting, loft access with loft ladder and airing cupboard. There are double doors off to the living room and further doors to the dining room, breakfast kitchen, shower room and all three bedrooms.

## Living Room 23' 11" x 13' 5" (7.3m x 4.09m)

A large and airy reception room which has lots of natural light as there are two double glazed windows to the side, double glazed window to the front and double glazed French doors to the rear garden. Brick fire place recess and two radiators. The room is partially open plan to the dining room.

## Dining Room 14' 11" x 9' 10" (4.54m x 3.0m)

Again having double glazed French doors to the rear garden with double glazed panels to each side, again providing lots of natural light. Radiator.



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## **Breakfast Kitchen** 17' 4" x 14' 11" (5.28m x 4.54m)

The large and extensively fitted breakfast kitchen has a range of base and wall units, work surfaces to two sides with matching up stand splash backs and work surface down lighting. Integral appliances include four ring electric induction hob with cooker hood over, electric double oven, microwave and fridge/freezer. Inset ceiling spot lighting, two double glazed windows and double glazed French doors adjacent to the breakfast area.



## **Utility** 8' 2" x 5' 8" (2.5m x 1.72m)

Fitted with a work surface with space below for a washer and dryer and incorporating an inset one and a half bowl single drainer sink unit and mixer tap. Tiled splash backs, oil central heating boiler, radiator and double glazed window to the side.



## **Bedroom One** 13' 1" x 10' 10" (4.0m x 3.31m)

A large double bedroom with radiator and double glazed window to the front. Door off to the en-suite.

## **En-Suite Wetroom** 10' 1" x 6' 10" (3.07m x 2.08m)

Fitted with a contemporary suite comprising low level WC, vanity wash basin and soakaway shower area with electric shower. Tiling to three walls, heated towel rail and double glazed window to the side.

## **Bedroom Two** 10' 5" x 10' 6" (3.17m x 3.2m)

A further double bedroom with radiator and double glazed window to the side.

## **Bedroom Three** 10' 7" x 10' 2" (3.22m x 3.11m)

Yet another double bedroom with radiator and double glazed window to the side.



## **Family Shower Room** 9' 1" x 8' 2" (2.77m x 2.5m)

Fitted with a contemporary suite comprising low level WC, pedestal wash basin and double width shower enclosure with glass screen and mains fed shower. Heated towel rail and double glazed window to the side.

## **Outside Front**

There is a tarmac driveway to the front and side leading to the brick garage. To the front of the home is a lawned garden.

## **Detached Garage** 17' 11" x 9' 10" (5.45m x 3.0m)

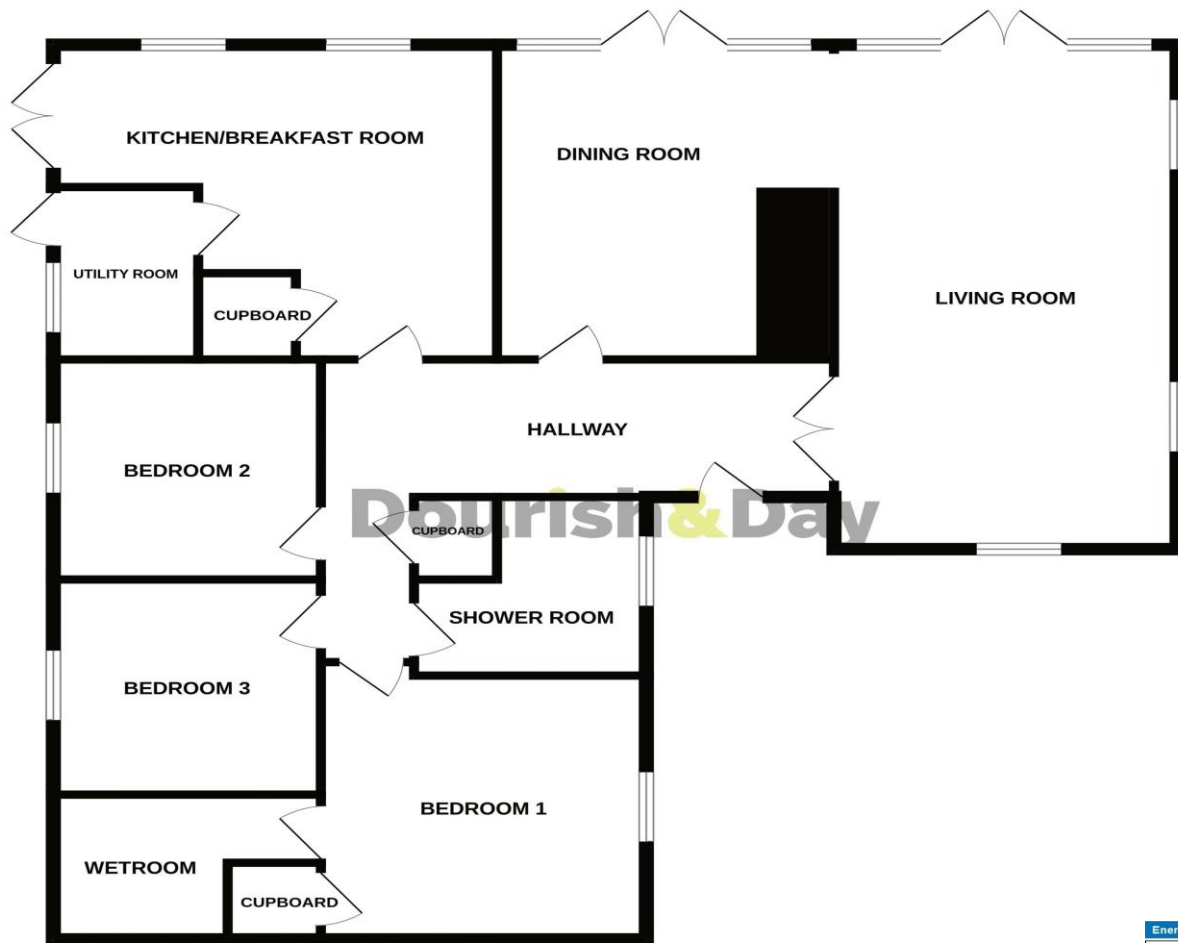
Having electric up and over door to the front.

## **Side & Rear Garden**

There is a low maintenance rear garden with lawns, raised and well stocked flower beds and patio, adjacent garden shed and greenhouse. The garden continues and wraps around the home to the side with continuations of the raised flower beds decorative stone covered area and enjoys views over neighbouring fields. Behind the garage is the oil store and septic tank for the property.



## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc.ql.com</small>			

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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