



9 Sandbrook Close, Hinstock.

Offers in the region of **£225,000**

This 3 Bedroom quirky corner house is not only eye-catching, spacious and modern, but also extremely practical in that it offers well proportioned rooms, a Downstairs W.C., a Master En-suite, driveway parking and a Garage. Being offered with No Upward Chain, it is located within a quiet cul-de-sac in the sought-after village of Hinstock which benefits from a shop, post office, primary school and is within easy reach of the nearby towns of Newport and Market Drayton.

Briefly comprising Entrance Hallway, Kitchen, Dining Area, Lounge, Downstairs W.C., 3 double Bedrooms (Master with En-suite) and Family Bathroom, there is a pleasant enclosed rear garden (encompassing the driveway and leading to the Garage). uPVC D.G. and C.H. throughout. Council Tax Band C. EPC Rating D.

9 Sandbrook Close Hinstock Market Drayton Shropshire

Property entered via
front door under storm porch into

Entrance Hallway
Provides access to stairs to first floor and all downstairs rooms. Useful understairs storage cupboard.

Kitchen 8' 3" x 7' 1" (2.51m x 2.16m)

Dining Area 9' 0" x 7' 6" (2.74m x 2.29m)
Open-plan to the Kitchen.

Lounge 15' 1" x 9' 8" (4.6m x 2.95m) (plus bay)
Double uPVC French doors leading out to the rear garden, driveway and Garage.

Downstairs W.C. 6' 0" x 3' 4" (1.83m x 1.02m)

Upstairs to
first floor landing which provides access to all Bedrooms and Family Bathroom. Door to airing cupboard containing heating and hot water controls and tank together with excellent storage space. Loft hatch to loft storage space with drop down ladder.

Master Bedroom 11' 6" x 10' 0" (3.51m x 3.05m) (max into wardrobe recess)
Two single built-in wardrobes.

Master En-suite 7' 5" x 3' 3" (2.26m x 0.99m) (max into shower)

Bedroom 2 15' 1" x 8' 1" (4.6m x 2.46m)
Freestanding triple wardrobes with mirrored doors.

Bedroom 3 11' 3" x 6' 7" (3.43m x 2.01m)
Window overlooking the garden. Carpeted.

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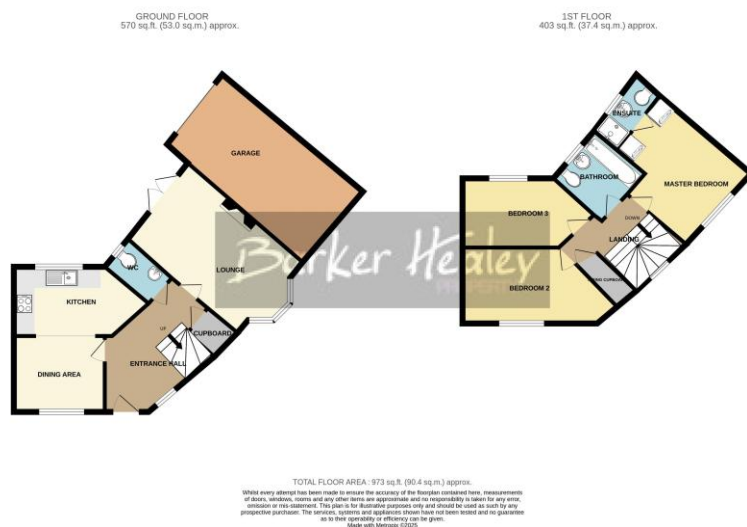
VIEWING STRICTLY BY APPOINTMENT ONLY

Family Bathroom 6' 8" x 6' 2" (2.03m x 1.88m)

Externally
To the front are two lawned areas, separated by a paved pathway leading to the front door. A border exists at the perimeter containing mature shrubs and plants.

To the rear is a pleasant enclosed garden being a mixture of paved, lawned and decked areas. A tarmac driveway may be accessed via double timber gates and allows parking for one vehicle. The driveway leads to the Garage.

Garage 18' 0" x 9' 2" (5.49m x 2.79m)
Up and over door to the front. Electrical power and lighting.



Barker Healey
PROPERTY



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