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Features

- Beautifully Presented Five Bedroom Detached House with Gym/Games Room over Garage
- Set on a generous Garden Plot of 0.45 acres
- Entrance Hall, Cloaks/WC, Dining Room, Lounge with Bi-Fold Doors, Open Plan Dining Kitchen with Snug and further Bi-Fold doors, Utility
- Principal En Suite Bedroom with Bedroom 5 being presented as a Principal Dressing Room
- En Suite Guest Bedroom, Bathroom

BRIEF DESCRIPTION

This stunning house impresses from the minute you turn in through the wrought iron gates and onto the driveway where get your first glimpse of the large Garden with patio entertaining space.

Returning to the front of the house and a canopy sits over the smart front door that opens to the welcoming Entrance Hall. This space sets the tone for the rest of the

property, with underfloor heating, an oak staircase to the first floor, glazed internal oak doors and a tiled floor with underfloor heating that runs throughout the ground floor.

The smart tiled flooring continues into the Cloaks/WC, Dining Room and into the stunning Open Plan Kitchen/Living Space which offers you three living spaces - Snug, Garden Room and Dining Room - all with bi-

folding doors out to the Garden, plus a Utility. The Kitchen area has an excellent range of Shaker-style units with quartz work surfaces over, a central island with storage, integrated dishwasher, double oven, microwave, wine fridge and full height fridge and freezer. Off the Dining Room is the spacious Lounge which is a lovely light space with huge inglenook fireplace housing a log burning stove.



Moving to the first floor and the Bedrooms are set around a Gallery Landing which has a Loft access with a drop-down ladder. The Principal Bedroom has an En Suite with bath, and Bedroom 5 is currently presented as a Dressing Room with new, coordinating fitted wardrobes to the Principal Bedroom

The Guest Bedroom has an En Suite Shower Room and there are two further Double Bedrooms and the Family Bathroom with built-in vanity units, corner shower and a bathtub.

The rear Garden is a large, open space with a formal patio dining and seating area with an extensive lawn beyond. In total, the plot is 0.43 acres, so there is plenty of space for the whole family - and the area beyond the boar sculpture is designated as agricultural land so makes a great play area for children and dogs alike.

There's plenty of Parking, with wrought iron gates to the side of the property opening to a wide block-paved driveway that leads up to the Double Garage, so you'll comfortably be able to park 4-5 cars. The Double Garage has electric roller doors, light and power and houses the oil-fired boiler, and there are solar panels to the roof. Above the Garage is a smart Gym/Games Room with separate entrance to the rear, Velux-style windows to the roof and feature window overlooking the Driveway.





This gorgeous property really does need to be viewed to appreciate everything it has to offer - so please call our Market Drayton Office on 01630 653641 to be one of the first to view.

LOCATION

Set just on the outskirts of the popular village of Hinstock which is almost equidistant between the Shropshire market towns of Market Drayton and Newport. Hinstock Village offers you a Primary School and Nursery, school buses to the various schools within the catchment area, Church, Village Hall, Village Store with Post Office as well as a Pub/Restaurant and local sports facilities. Market Drayton and Newport both offer a more comprehensive range of amenities and the larger towns of Chester, Shrewsbury and Telford are within commutable distance, as are rail and motorway links.

DIRECTIONS:

From Market Drayton take the A529 and follow it all the way to Hinstock, keeping the school to your left and then turning left at the triangle by the Church. Take the second right turn onto Marsh Lane and the property is approximately 200 meters on your left set back behind a tall hedge opening to the wide shared driveway where you'll see this property to your left.



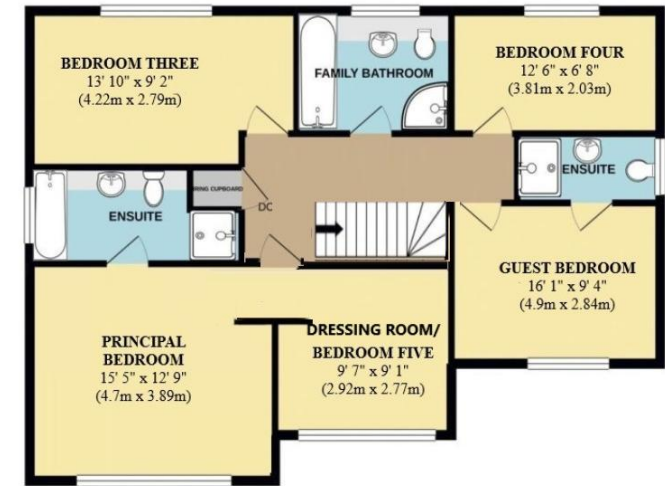
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This Floor Plan is Not to Scale

Please use as a guideline only

Total Floor Plan Area to include the Studio above the Garage is approx. 2,380 sq.ft
All measurements and the placement of fixtures and fittings are approximate

SERVICES: We are advised that mains water and electricity are available with septic tank drainage, oil fired central heating and solar panels to the Garage roof. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website: <https://checker.ofcom.org.uk> **COUNCIL TAX BAND:** C **ENERGY RATING:** C **TENURE:** Freehold
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IMPORTANT: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract. **AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. **METHOD OF SALE:** by Private Treaty. **LOCAL AUTHORITY:** Shropshire Council, Shrewsbury, SY2 6ND Tel: 0345 678 9002 **DIRECTIONS:** From Market Drayton take the A529 through Hinstock turning left just before the Church, second left onto Marsh Lane and the property is approximately 300 meters on your left. **TO VIEW THIS PROPERTY:** Call our team in the Market Drayton office on **01630 653641**



MARKET DRAYTON SALES | TO VIEW PLEASE CALL: 01630 653641
Maer Lane, Market Drayton, TF9 3SH | Email: marketdrayton@barbers-online.co.uk
www.barbers-online.co.uk

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