



## 6 Sandbrook Close, Hinstock.

Asking Price **£305,000**

This 4 Bedroom, detached, family home occupies a lovely corner plot within a quiet cul-de-sac in the sought after village of Hinstock. Benefitting from such perks as a south-facing garden, spacious Bedrooms, a Utility Room and Downstairs W.C., it is also being offered with NO UPWARD CHAIN and provides the next owners with the potential to really make it their own! Being located inbetween the nearby towns of Newport and Market Drayton, Hinstock boasts a convenience store, community pub, primary school and village hall and offers beautiful countryside walks, whilst still being extremely convenient for road links via the A41.

Briefly comprising Entrance Hallway, Lounge, Kitchen/Diner (with integrated oven/hob and doors to the rear garden), Utility Room, Integral Garage, Downstairs W.C., 4 Bedrooms (Master with En-suite and built-in wardrobes to Master and Bedroom 2) and Family Bathroom, there is ample driveway parking to the front and an enclosed, sunny garden to the rear. Oil C.H. uPVC D.G. EPC Rating C. Council Tax Band D.

# 6 Sandbrook Close Hinstock Nr. Market Drayton Shropshire

**Property entered via**  
composite front door under storm porch into

**Entrance Hallway** 14' 4" x 6' 1" (4.37m x 1.85m) (max)  
Provides access to downstairs rooms and stairs to first floor.

**Lounge** 14' 4" x 10' 6" (4.37m x 3.20m)

**Kitchen/Diner** 20' 1" x 8' 9" (6.12m x 2.66m) (max)  
Double French doors to the rear garden.

**Utility Room** 6' 10" x 5' 4" (2.08m x 1.62m)  
Door to the rear garden.

**Integral Garage** 16' 5" x 8' 1" (5.00m x 2.46m)  
Up and over door to the front. Electric power and lighting.

**Downstairs W.C.** 4' 10" x 2' 10" (1.47m x 0.86m)

**Upstairs to**  
first floor landing which leads to the Bedrooms and Family Bathroom. Door to large airing cupboard with hot water tank.

**Master Bedroom** 11' 9" x 9' 10" (3.58m x 2.99m)  
(min plus wardrobes)  
Built-in wardrobes.

**Master En-suite** 7' 0" x 4' 9" (2.13m x 1.45m)  
(max into shower)

**Bedroom 2** 11' 0" x 8' 3" (3.35m x 2.51m)  
Built-in wardrobe.

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Bedroom 3** 9' 7" x 9' 2" (2.92m x 2.79m) (min)

**Bedroom 4** 9' 6" x 9' 0" (2.89m x 2.74m) (max)

**Family Bathroom** 7' 0" x 5' 7" (2.13m x 1.70m)

## Externally

To the front is a double width tarmac driveway which leads to the Integral Garage. A gravelled front garden with a mature tree lies adjacent. To the right hand side is a paved pathway allowing access to the rear garden, via a wooden pedestrian gate.

The enclosed, south facing rear garden is mostly laid to lawn with a paved patio closest to the property and a pathway leading to the oil tank. Outside water tap.



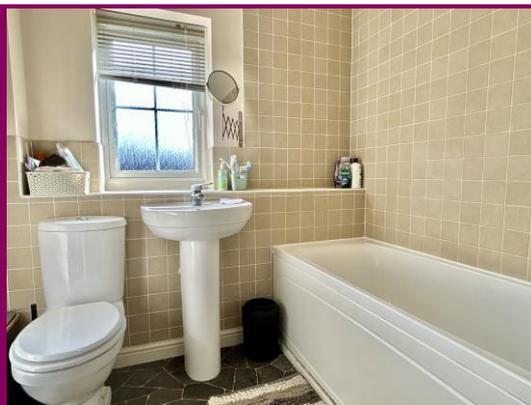
6 Sandbrook Close, Hinstock  
Total floor area: 113 sq.m (1216.2 sq. ft)

# Barker Healey

PROPERTY



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