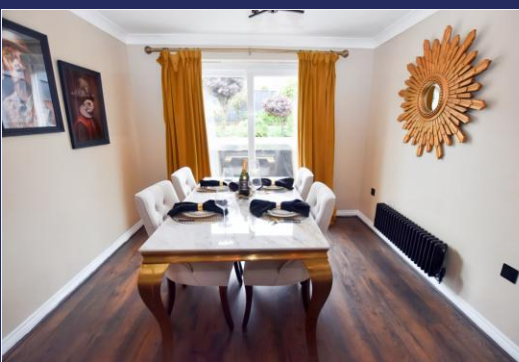




Helping *you* move



## 36 Hugo Way, Loggerheads, TF9 4RP

A beautifully presented Four Bedroom Detached House on this highly desirable residential development, with large Dining Kitchen, Lounge & Dining Room, Two En Suite Bedrooms and an integral Double Garage. No Upward Chain.

Offers In Excess Of  
**£400,000**



## Overview

- A Four Bedroom Detached House, No Upward Chain
- Entrance Hall, Guest WC, Dining Room, Lounge with Multi Fuel Stove
- Generous Dining Kitchen with Play Space and Utility Area
- Principal Bedroom with Dressing Area and En Suite, Guest Bedroom with En Suite, Two Further Double Rooms, Smart Bathroom
- Double Garage, Driveway Parking, Enclosed Rear Garden
- Council Tax Band - E, Energy Rating - C



## Brief Description

The Entrance Hall has stairs up to the first floor, access to the Guest WC and smart new flooring that runs through to the Lounge and Dining Room. To your right is the Lounge with a large bay window to the front, a multi-fuel stove and glazed double doors open through to the Dining Room which has patio doors to the rear Garden. The Breakfast Kitchen has a large central breakfast bar island, a smart Shaker-style and integrated double oven, hob with extractor fan over, dishwasher and a door to the double Garage which has electric doors. The Kitchen is open to a Snug/Play area that leads to the Utility space.

To the first floor is the central Landing which has Loft access. The stylish Principal Bedroom has a triple wardrobe, a Dressing Area with two double wardrobes and an En Suite with walk-in shower. The Guest Bedroom has an En Suite Shower Room, and there are two further double Bedrooms. Completing the accommodation is the spacious, spa-style Bathroom with a free-standing bath.

The outside space to the rear is an enclosed Garden with a large Patio area and steps up to the central lawn with mature borders. To the front of the property is a wide Driveway leading up to the Double Garage.

## Location

Loggerheads is a popular village on the Shropshire/ Staffordshire border and offers you a unique blend of countryside living with great access to local towns such as Market Drayton, Nantwich and Newcastle-under-Lyme.

There's a local Co-Op, Primary School, Post Office, Pub, Café, Take Away – and in the village of Ashley there is a Doctors' Surgery and Village Pub.





# Your **Local** Property Experts

## 01630 653641



### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services and gas central heating are available. 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.

**LOCAL AUTHORITY:** Newcastle Borough Council Tel: 01782 717717

**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



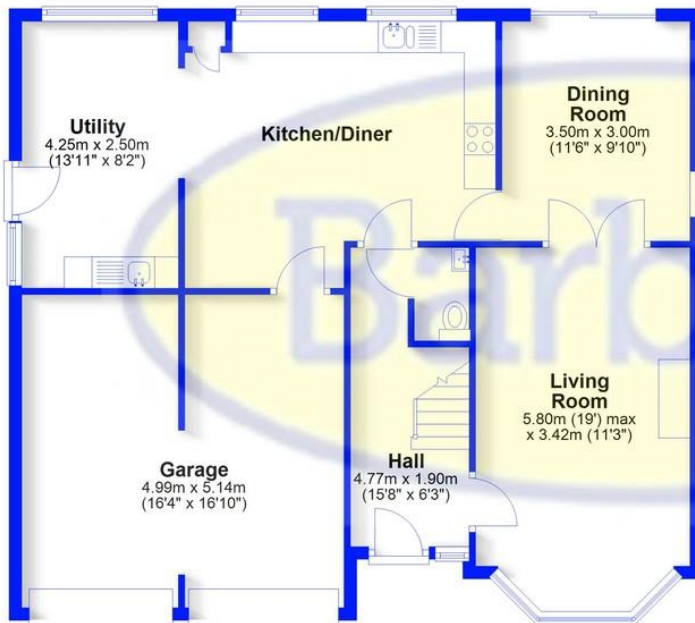
**DIRECTIONS:** Leave Market Drayton on the A53 for Newcastle-under-Lyme. Upon approaching Loggerheads, turn right at the mini-island signposted Eccleshall. Turn left into Broom Lea and continue on to Hugo Way heading straight over the mini roundabout and following the road round where you will find the property on the right-hand side.

**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of

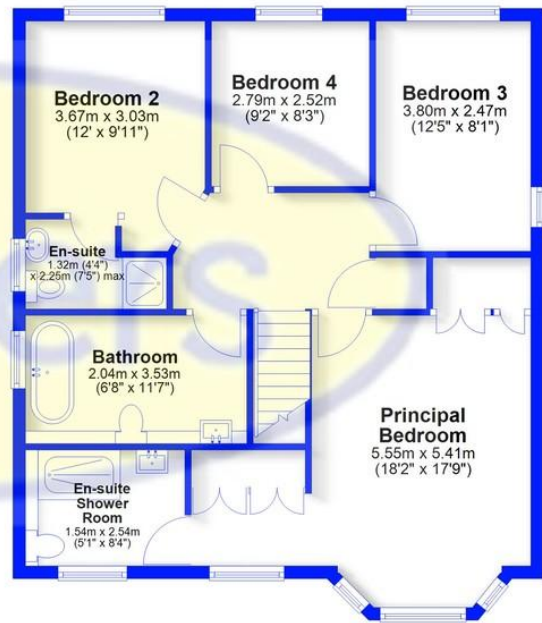
## Ground Floor

Approx. 95.8 sq. metres (1031.1 sq. feet)



## First Floor

Approx. 71.3 sq. metres (767.0 sq. feet)



Total area: approx. 167.1 sq. metres (1798.2 sq. feet)

Plan produced by [www.firstpropertieservices.co.uk](http://www.firstpropertieservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

