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## FEATURES

- Impressive Five Bedroom Detached House on a Generous Garden Plot
- Reception Hall, Guest WC, Open Plan Dining Kitchen, Living Room, Conservatory
- Two En Suite Bedrooms, Bathroom
- Landscaped Garden, Woodland Area
- Double Garage, Driveway Parking

## PROPERTY OVERVIEW

Set within the exclusive and highly desirable Marley Mount Crescent development, Stableford House is an impressive Five-Bedroom Detached House just a short walk from Market Drayton town centre.

This executive home occupies a

generous plot and it makes a great first impression with a pretty low-walled front Garden and a Double Garage with electric roller doors and a Utility area, plus additional Driveway Parking for 3-4 cars

Inside, the property offers spacious, well-appointed accommodation throughout. The Reception Hall opens

into a formal Dining Area, off which is the Guest Cloakroom. To your right is the Sitting Room with an open fire set in a feature fireplace, which leads through to the large Conservatory which with air conditioning - making this the perfect year-round entertaining space.



Returning to the Hall and to your left is the undoubted heart of this lovely home - the Open Plan Breakfast Kitchen with central island breakfast bar, integrated appliances and a Snug/TV area.

The Galleried Landing leads to five Bedrooms, including a Principal Suite with Dressing Room and En-Suite Shower Room, an En-Suite Guest Bedroom, and a well-appointed family Bathroom with both a bath and separate shower.

The rear Garden is the perfect place for catching the afternoon sun, with a large York stone patio, lawns that wraparound two sides of the property, and a timber pergola leads to a gate that opens to a 'secret' woodland garden that's been wilded to attract birds, bees and butterflies.

Stableford House combines space, privacy and convenience in one of Market Drayton's most sought-after locations. We highly recommend viewing to appreciate the space and location this lovely property offers, so please call the team at our Market Drayton office to arrange your viewing.



**LOCATION:** Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal. A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch

**TO VIEW THIS PROPERTY:** By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH Tel: 01630 653641 or email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and after approximately 500 yards turn right on Marley Mount Crescent, keep left and then the property is at the end of this exclusive cul-de-sac and can be identified by our For Sale Sign.



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**USEFUL INFORMATION**

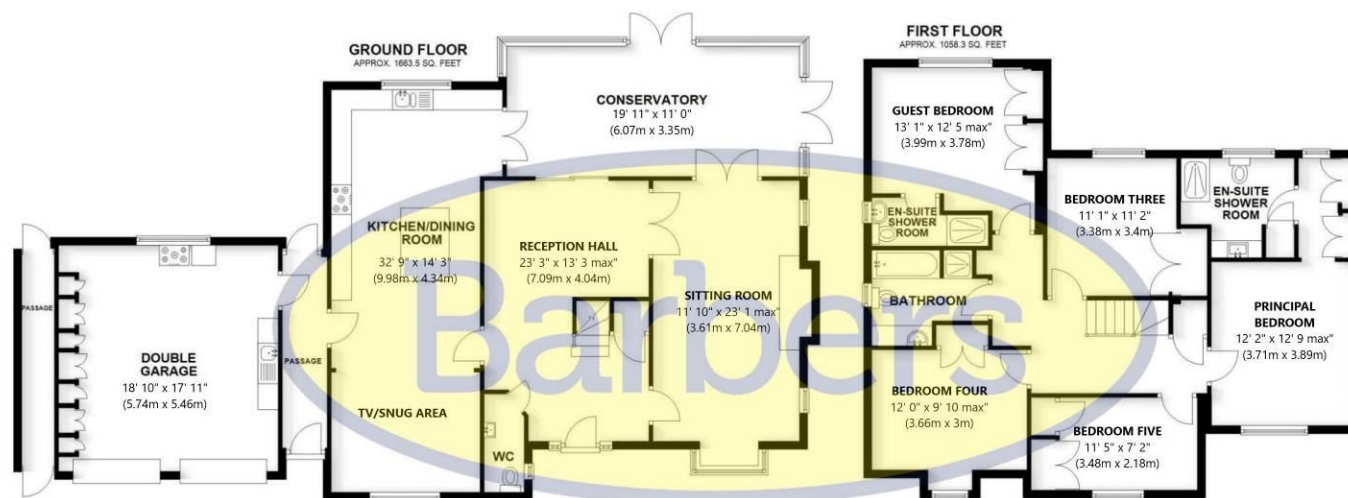
**SERVICES:** We are advised that all mains services and gas central heating are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solidtor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

**LOCAL AUTHORITY:** Shropshire Council **COUNCIL TAX BAND:** G  
**ENERGY RATING:** D **TENURE:** Freehold **METHOD OF SALE:** By Private Treaty **FLOOR PLAN:** This floor plan is not to scale – please use it as a guideline to layout only.

**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 and cost £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to MoveButler, and is non-refundable.

**BARBERS COPYRIGHT:** We retain the copyright on all photographic and video marketing material used to market this property. These should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives to promote the property or the Company,, all designed to help with the sale/rental of your property.

**PROPERTY INFORMATION:** 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.



**This Floor Plan is Not to Scale**  
 Please Use as a Guideline to Layout Only  
 TOTAL AREA: APPROX. 2721.8 SQ. FEET  
 All measurements and placement of fixtures and fittings are approximate

For a VALUATION OF YOUR OWN PROPERTY, INDEPENDANT MORTGAGE ADVICE or to find out more about the LETTING POTENTIAL of this pro perty, please call the tea mat our Market Drayton Office on 01630 653641



**MARKET DRAYTON SALES**  
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