



Helping *you* move



## 12 Damson Way, Hinstock, TF9 2UG

A very nicely presented, light and spacious Four Bedroom Detached House with Lounge, Dining Kitchen, Principal Bedroom with En Suite and a Garage that's recently been converted to a Study and separate Home Office.

Offers In Region Of  
**£395,000**

## Overview

- Four Bedroom Detached House in a popular Edge of Village location
- Entrance Hall, Guest WC, Utility
- Generous Lounge, Stylish Dining Kitchen with French Doors to the Garden, Study, Home Office
- Principal Bedroom with En Suite
- Three Further Double Bedrooms, Bathroom
- Mature Rear Garden with Patio and Pergola
- Driveway Parking for Three Cars
- Council Tax Band - E, Energy Rating - C



## Brief Description

To the ground floor is the Hall with stairs to the first floor and access to the Guest WC. To your right is the Study and to your left is the generous Lounge with a box bay window overlooking the front of the property. The Dining Kitchen a light-filled space with an excellent range of units with an integrated fridge freezer, double oven, dishwasher and a gas hob with extractor fan over is set in the peninsular breakfast bar and French doors out to the Garden, and a door that leads through to the Utility.

On the first floor, is the Landing with access to the boarded out Loft space with drop-down ladder, and an airing cupboard. The Principal Bedroom has a wall of mirrored wardrobes and an En Suite with double shower. Bedroom Two also has built-in mirrored wardrobes, and Bedrooms Three and Four are also double rooms - with Bedroom Four being beautifully presented as a Nursery.

The property has a wide Driveway giving you Parking for 2-3 vehicles, and a path leads to the side of the property to the Home Office/Studio and the Garden.

## Location

Hinstock is a popular village with facilities including a post office/shop, church, village hall, pub and primary school.

The property is approximately 4 miles South of Market Drayton and 7 miles North of Newport - both busy market towns with a range of shops, boutiques, cafes, pubs and Victorian Indoor market.



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 mains water, drainage and electricity services are available, with LPG central heating. 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:** Shropshire Council  
Tel: 0345 678 9002

**TENURE:** We are advised that the property is Freehold.

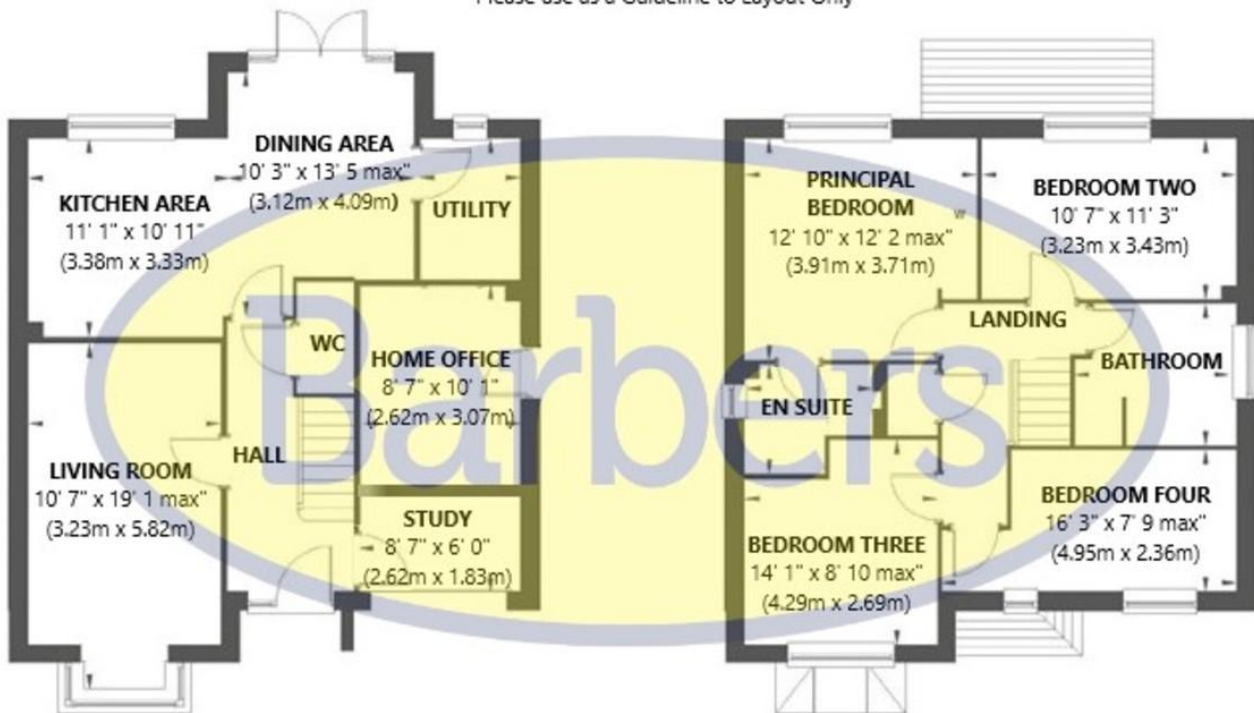


**DIRECTIONS:** From Market Drayton take the A529 to Hinstock and follow the road through Hinstock and at the bottom of the hill turn left onto Damson Way and then keep right to follow round to the front of the property which overlooks the balancing pool and can be identified by our For Sale sign.

**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 obtaining relevant data and any manual checks and monitoring which might be required.

**This Floor Plan is Not to Scale**  
Please use as a Guideline to Layout Only



All measurements and placement of fixtures & fittings are approximate



## Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**.  
**Get in touch today! Tel: 01630 653641**

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
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**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.