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## Features

- A beautifully presented, Six Bedroom, Four Bathroom Detached House
- Entrance Hall, Snug, Lounge with Log Burner, Study, Open Plan Dining Kitchen, Games Room, Boot Room, Guest WC
- Principal Bedroom Suite, Three Further En Suite Bedrooms, Laundry Room
- Large Garden, Driveway Parking

A most impressive Double Fronted House that's been extended and updated to offer you Six Bedrooms, Four Bathrooms and flexible Living Accommodation that creates the perfect layout for modern family living.

The property is approached along a long drive that leads to the large, block paved driveway to the front and side of the property that

easily gives you space to park six or more cars.

The front door is protected by an oak framed porch, and leads to the Hallway with stairs to the first floor with oak banisters. The smart flooring leads through to the Lounge which has light flooding in through the dual aspect windows and a log burner set in an inset fireplace with oak surround.

Also off the Hallway is the Snug - a wonderful warm room that's set up as a Library/Music room with a gas fire in a feature surround - and the Study which has a light tunnel bringing in natural light and a feature stained glass window through to the Kitchen.

The undoubted heart of this lovely home is the Open Plan Kitchen/Dining/Family Room which has a range of smart, Shaker-style units



with a large central island with induction hob and extractor fan over, integrated dishwasher, double oven, fridge, freezer and double larder store. Off the Kitchen area is the Dining Room with a wall of co-coordinating storage cupboards, and there are French doors to the Garden from both the Kitchen and Dining areas.

Completing the ground floor accommodation is the Utility/Boot Room, Guest WC and the fabulous Media/Games Room which has bi-folding doors out to the side of the property.

To the first floor and all the Bedrooms are set around the central Landing which has Loft access with a drop-down ladder. The Principal Bedroom is a lovely light space with light flooding in through the two windows, and it shares a Jack'n'Jill Bathroom with Bedroom Five, making this a fabulous Principal Bedroom Suite - or it could be used as two large Double Bedrooms sharing the stylish Bathroom which has both a bath and a walk in shower.

There are three further En Suite Bedrooms - two of which also have Dressing Areas. There's a good-size single Bedroom that's currently used as a Hobby Room and the Laundry Room that means you can say 'goodbye' to carrying





laundry up and down the stairs!

Externally, the property is set on a generous Garden Plot that has far reaching views out towards the Golf Course. Being south-facing, the garden gets the sun through most of the day and has a formal lawned garden area, large timber pergola and steps down to a further lawned area that's perfect for football and dogs alike!

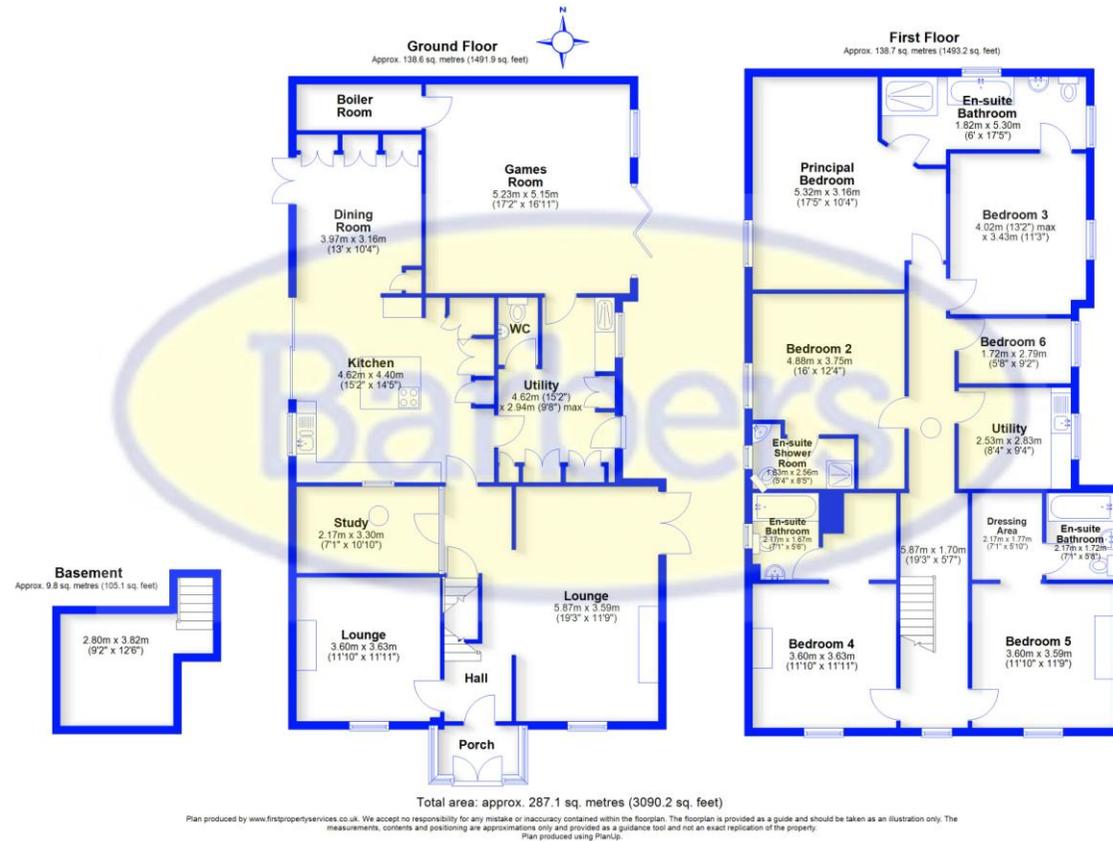
***We highly recommend you view this very special property to appreciate the quality and space it offers - so please call the team at our Market Drayton office on 01630 653641 or email to arrange your viewing.***

With the **Services** at this property, we are advised that all mains services with 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website: <https://checker.ofcom.org.uk>



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**DIRECTIONS:** From our office on Maer Lane turn left, then left at Nagington's Garage and right on Frogmore Road, right on Shropshire Street and then bear left on Salisbury Road. Turn left on Red Bank Road and then take the second right along the long driveway that leads to the property. **COUNCIL TAX BAND:** E **ENERGY RATING:** C **TENURE:** Freehold **METHOD OF SALE:** Private Treaty **AML REGULATIONS:** We are required by law to conduct Anti-Money Laundering checks on all those buying a property. The cost of these checks is £30 (incl. VAT) per buyer **COPYRIGHT:** the copyright for images and text remains with Barbers.

**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 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.



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