



Helping *you* move



The Brampton, Betton Road, TF9 1HH

A beautifully presented, extended Three Bedroom Detached Bungalow in walking distance of the Shropshire Union Canal - and offering you generous accommodation including a light and spacious Orangerie and Open Plan Kitchen/Family Room.

Offers In Region Of
£385,000

Overview

- Extended Three Bedroom Detached Bungalow
- Highly Desirable Location
- Beautifully Presented Throughout
- Entrance Hall, stylish Bathroom
- Open Plan Kitchen/Family Room
- Light-filled Orangerie
- Principal Bedroom with En Suite, two further Bedrooms
- Large Parking Area, Sunny Rear Garden with Patio and Timber Deck
- Council Tax Band - D, Energy Rating - C



Brief Description

To the side of the property is the front door that opens to the Hall, and to your right is Bedroom Three that is currently used as a Home Office. To your left is the Open Plan Dining/Family Room which has an excellent range of modern, flat-fronted units with integrated appliances including two Neff ovens, fridge, freezer and a Neff hob set in the peninsular breakfast bar. From the family area, bi-folding doors open through to the Orangerie - a wonderful living/entertaining space with light flooding in through the sky lantern and New Wave doors that open to the rear Garden.

Returning to the Hall and the modern Bathroom has a rainfall shower over the Bath, and Bedroom Two is a generous double room with built-in wardrobes. Completing the accommodation is the Principal Bedroom - a welcoming and relaxing space with a wall of built-in wardrobes and a smart En Suite with walk-in shower.

The rear Garden has a central lawn, large paved patio and timber seating area - with a large Driveway to the front.

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.



Your **Local** Property Experts

01952 820239



Useful Information

TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239.

Email: Newport@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: Shropshire Council
Tel: 0345 678 9002

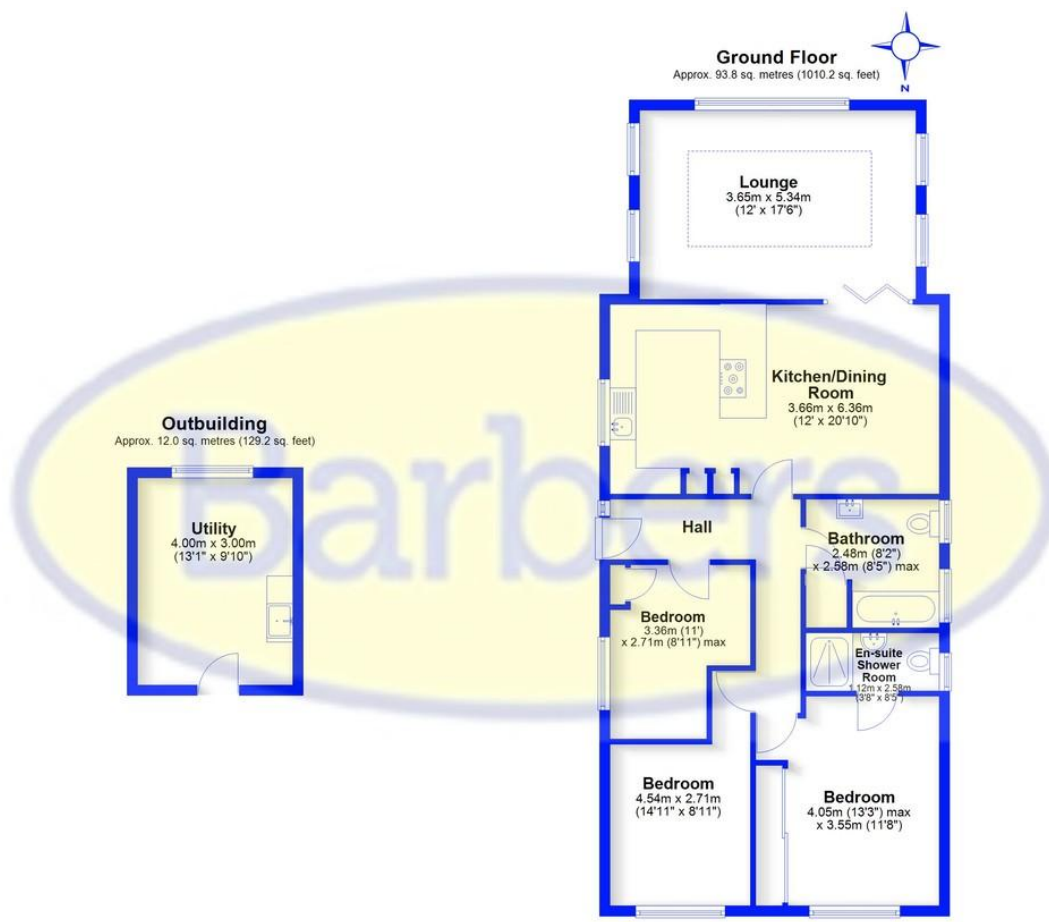
TENURE: We are advised that the property is Freehold.



DIRECTIONS: From our office on Maer Lane, turn right, right on Smithfield Road then straight over two mini-roundabouts before turning left on Stafford Street. After the Grove School, bear left on Betton Road where the property is on your right and can be identified by our For Sale sign.

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.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Plan produced by www.firstpropertyservices.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: 01952 820239

**BARBERS ESTATE AGENT: 30 High Street,
Newport, TF10 7JJ | Tel: 01952 820239
Email: newport@barbers-online.co.uk**



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.