

Helping *you* move

ESTATE AGENTS | LETTING AGENTS

Barbers





Features

- Beautifully Presented Five Bedroom, Three Bathroom Detached House
- Garage and Secure Gated Parking, 0.46 Acre Plot with Landscaped Gardens
- Impressive Open Plan Kitchen/Dining/Orangery, Dual Aspect Lounge, Snug
- Two Stunning En Suite Bedroom Suites
- Summer House presented as a Gym
- Highly Desirable Residential Area

PROPERTY OVERVIEW

Broadoaks is an impressive, modern Georgian-style Five Bedroom Detached House that's beautifully presented throughout - and has the most wonderful Open Plan Kitchen/Dining/Orangery leading out to a large, mature landscaped Garden.

Tucked away at the top of this select cul-de-

sac, the property makes a great first impression! It's set behind electric gates that open to reveal a generous Driveway leading up to the double Garage, giving you secure parking for six cars.

The smart front door opens to the Reception Hall, and the quality you find here sets the tone for the rest of the property. It has the

original parquet floor, a feature staircase leading up to the first floor Landing and two custom-made coats cupboards.

To your left is the Snug which is currently used as a Music Room and the Guest Cloakroom, and to your right is the Lounge - a generous space with a log burner set in a feature fireplace and sliding patio doors out



to the Garden. Returning to the Reception Hall and we head to the undoubted heart of this gorgeous house: the Open Plan Kitchen/Dining Room which opens to a modern Orangery.

Light floods into this impressive space through the ceiling lanterns, windows and French doors that lead out to the patio and garden beyond. The original Kitchen and Dining Room still have the wall between them, but both are fully open to the Orangery making this a superb family and entertaining space. To the Kitchen is an excellent range of quality units with granite worktops, a Rangemaster cooker with induction hob set into a fireplace surround, Quooker tap, matching larder cupboard and a central island with integrated dishwasher. The Kitchen leads through to the Orangery which has space for a Kitchen table and sofas and, in turn, leads back to the more formal Dining area - making this a really social space that's full of light throughout the year.

Completing the ground floor accommodation is the Utility which is accessed from the Kitchen. It has plumbing for your washing machine and space for an American-style fridge freezer, and a door leading through to the double Garage.





Heading to the first floor and the Bedrooms are set off a gallery Landing. To your left is the Guest Bedroom Suite with a wall of built-in mirrored wardrobes, further built-in wardrobes and a large En Suite Bathroom with both a bathtub and shower. At the far end of the Landing is the dual aspect Principal Bedroom Suite with Juliet Balcony, dressing area with bespoke built-in wardrobes and dressing table, and an En Suite with double shower. The remaining Bedrooms are all good-size double Bedrooms, with Bedroom Three having access to the smart, modern Bathroom with both a bath and a further double shower.

Heading outside, and the property sits on an enviable 0.46 acre garden plot which has been professionally landscaped so is full of colour throughout the Spring and Summer. There's a wood fired pizza area to the patio and then steps lead up to the Summer House which has light and power, has wired Ethernet for internet connection and is currently used as a Gym - but would make a super Home Office. There's a large central lawn, mature trees and shrubs, green house, brick shed with light and power and a further timber shed and a private gate giving you direct access to the Burntwood itself.



Helping *you* move



DIRECTIONS: From Market Drayton take the A53 to Loggerheads turning right on Kestral Drive immediately after the fire station. Take the second left onto Partridge Rise and No 6 is at the top of the cul-de-sac on your right and can be identified by our For Sale sign.

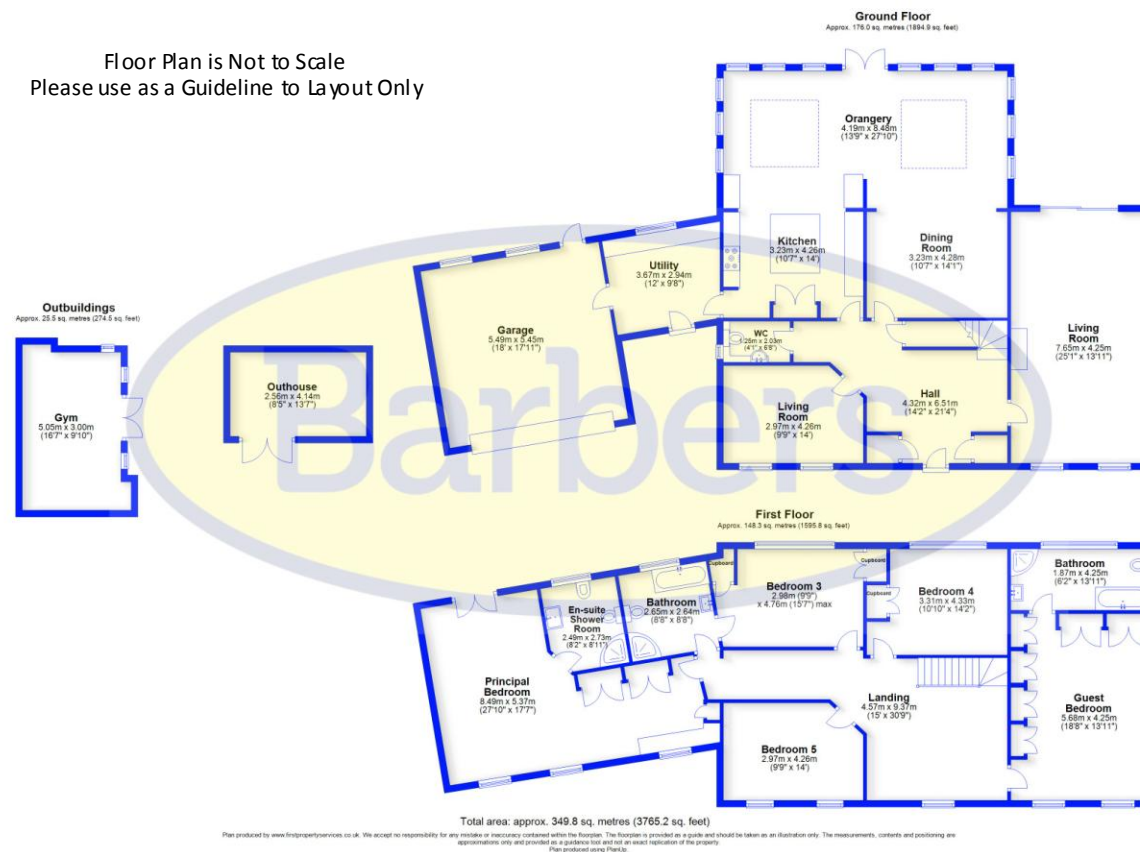
LOCATION: Set to the edge of Loggerheads Village, a popular village on the Shropshire/Staffordshire borders, creating a unique blend of countryside living with great access to local towns such as Market Drayton, Nantwich and Newcastle-under-Lyme. Combined with the neighbouring village of Ashley, Loggerheads offers you a Doctors' Surgery, Primary School, local shops, pub/restaurants, Post Office and a Library – and this property is in walking distance of the Burntwood for many outdoor activities.

SERVICES: We are advised that all mains services are available with gas 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. 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: Newcastle Borough Council, , Staffordshire, ST5 2AG Tel: 01782 717717 **COUNCIL TAX BAND:** G
ENERGY RATING: C **TENURE:** Freehold **METHOD OF SALE:** By Private Treaty



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



BARBERS COPYRIGHT: All details and images used in this brochure, or our online listings remain the copyright of Barbers and cannot be copied or used in anyway without our written permission. **PROPERTY INFORMATION:** We believe this information to be correct, but it cannot be guaranteed. All measurements are approximate, and no fittings or fixtures have been tested. **AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all buyers, carried out on our behalf by MoveButler once you have an offer accepted on a property. The cost of these checks is £30 (ind. VAT) per buyer. This fee will need to be paid by you, directly to MoveButler, ahead of us issuing a memorandum of sale, and is non-refundable. MD37087150125



MARKET DRAYTON SALES
Maer Lane, Market Drayton TF9 3SH
| Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

www.barbers-online.co.uk

Call 01630 653641
To Arrange Your Viewing

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH