LetsMove







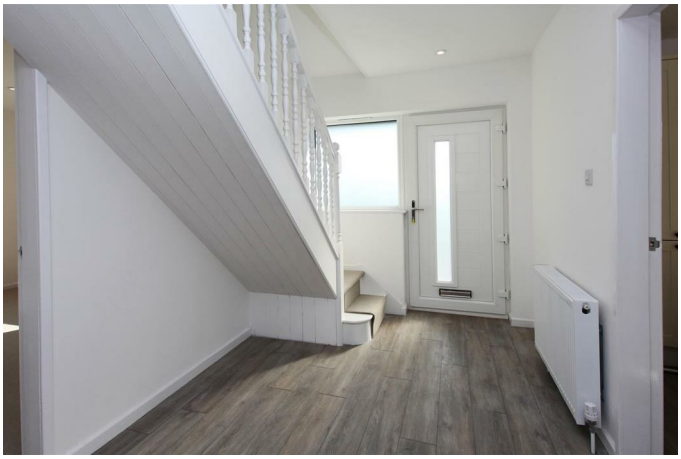


The Anvil The Anvil, Wood Lane, Market Drayton, TF9 2TA

Offers In Excess Of £400,000

Beautifully renovated and ready to move into, The Anvil is a spacious and thoughtfully designed four-bedroom home that offers comfort, quality, and flexibility. Located in the peaceful rural setting of Hinstock, this stylish property blends modern upgrades with homely character, making it perfectly suited for a range of buyers—whether you're a growing family, professional couple, downsizer, or simply looking for a home with space to evolve.

Hallway



A modern grey front door leads you into a large and welcoming hallway. Finished with grey wood laminate flooring, ceiling spotlights, a radiator, and built-in storage, the hallway connects seamlessly to all ground-floor accommodation and the staircase to the first floor.

Kitchen Diner



Warm, practical, and stylish, the kitchen diner has been designed with modern living in mind. Classic wooden fitted units are topped with wood work surfaces, paired with an integrated Beko oven and hob and sleek extractor hood. A one-and-a-half sink with drainer, built-in fridge-freezer, dishwasher, and washing machine offer everything needed for daily life.

Natural light pours in through the large front-aspect window and additional side window, while a side access door adds everyday convenience. A modern flat-panel vertical column radiator adds a contemporary touch and keeps the space inviting year-round. There's also room for a breakfast table or casual dining area if desired.

Lounge



A bright and spacious lounge sits at the heart of the home, accessed from both the hallway and kitchen. A striking open fireplace with an elegant mantle surround creates a cosy focal point—ideal for relaxed evenings. A large side-aspect window and French doors opening to the rear garden flood the space with natural light and provide effortless indoor-outdoor living. Finished with ceiling spotlights and a well-positioned radiator, this is a room designed for comfort in every season.

Bedroom One



Located to the rear, this calming double bedroom enjoys a tranquil garden view. With a built-in double storage cupboard, ceiling spotlights, radiator, and soft natural light, it's a restful space. Underfoot, a luxurious textured loop pile carpet by Cormar Carpet Co in the elegant Sea Shale colour adds a stylish, cohesive finish.

Bedroom Two

Situated at the front of the property, this versatile room overlooks the driveway and also features a double built-in storage cupboard, ceiling spotlights, and a radiator. Finished with the same Sea Shale Cormar carpet, this space could serve equally well as a bedroom, home office, or additional sitting room.

Bathroom



Stylish and spacious, the ground-floor bathroom offers a touch of luxury. A sleek P-shaped bathtub with an overhead rainfall shower and separate handheld unit sits beneath striking high-spec porcelain tiling, which extends floor to ceiling and across all splash zones. A modern sink vanity unit, soft-close WC, wall-mounted mirror with built-in light, and chrome fixtures complete the contemporary look.

Stairs and Landing

A beautifully crafted wooden staircase with a central carpet runner leads to the upper floor. A Velux window brings natural light to the landing, complemented by ceiling spotlights and a handy built-in storage cupboard—perfect for keeping the space organised.

Bedroom Three



A well-sized double bedroom with a quiet side aspect, Bedroom Three includes under-eaves built-in storage, ceiling spotlights, a radiator, and the same soft Sea Shale carpet found throughout the home. A peaceful retreat with a clever use of space.

Bedroom Four



The showstopper of the upper floor, Bedroom Four is a truly indulgent space with an open-plan en-suite design. A freestanding bathtub takes centre stage, offering spa-like luxury. The L-shaped layout includes a carpeted sleeping area with built-in storage, radiator, and a double-glazed window.

The en-suite features a sleek vanity unit, soft-close WC, wall-mounted mirror and shelf with integrated lighting, chrome heated towel rail, and stylish modern tiling to walls and floor—creating a polished, contemporary retreat.

Garden



To the rear, a beautifully landscaped south-facing garden offers a perfect balance of tranquillity and usability. The spacious, manicured lawn is bordered by mature shrubbery and raised flower beds, with uninterrupted views across open rural grassland providing a peaceful backdrop.

A newly laid porcelain patio is ideal for morning coffee or evening entertaining. With side access from both sides of the property, the garden is as practical as it is picturesque—making it perfect for families, pet owners, or those who simply love outdoor living.

Driveway

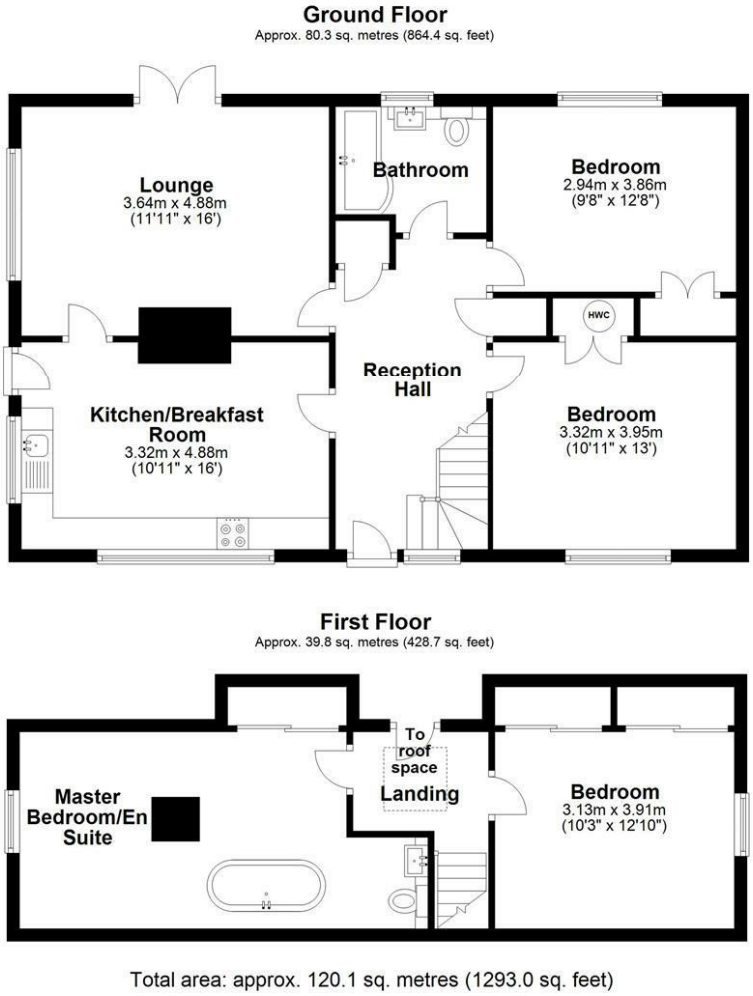


Approached via a spacious gravelled driveway with smart block-paved borders, The Anvil offers ample off-road parking for multiple vehicles. Lawned areas to the front and side frame the property with greenery, creating a warm and inviting first impression.

Agent Notes

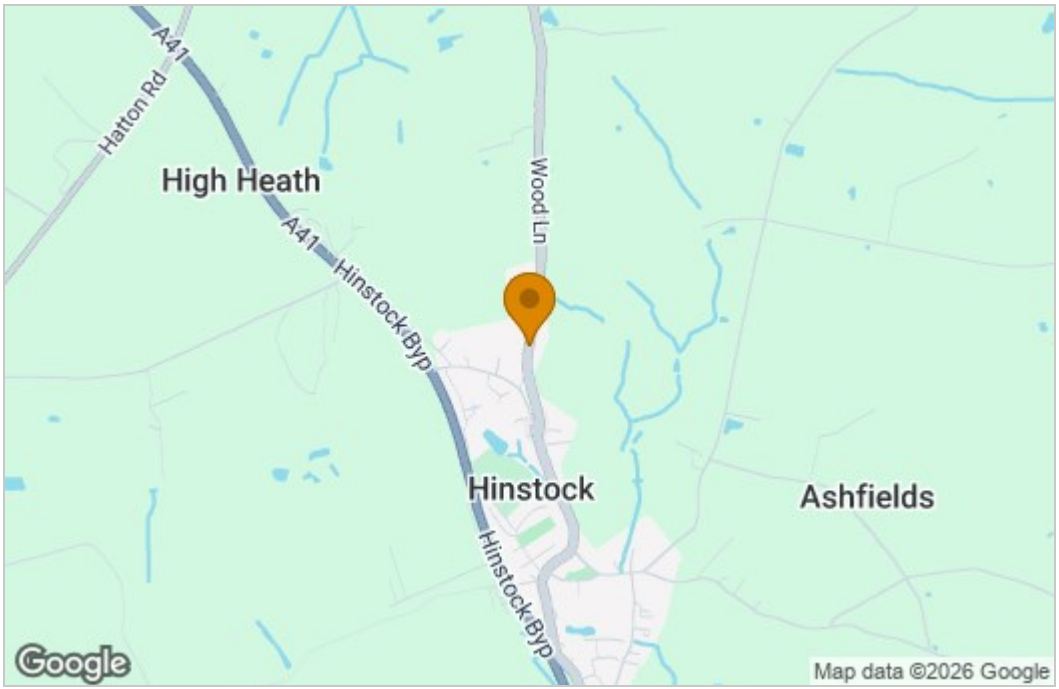
It is worth noting that the property is heated by an air-source heat pump. The property is being sold chain-free and has been extensively refurbished throughout.

Floor Plan

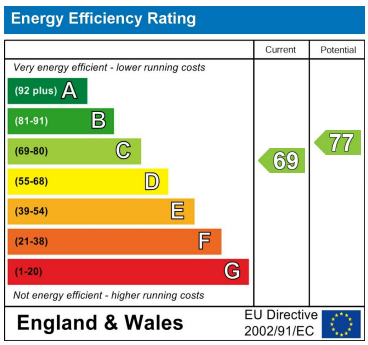


Total area: approx. 120.1 sq. metres (1293.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

76-80 High Street, Newport, TF10 7BA
Tel: 01952 825987 Email: info@letsmovepropertymanagement.co.uk