

8 SANDBROOK CLOSE

HINSTOCK | MARKET DRAYTON | SHROPSHIRE | TF9 2UD







This spacious five-bedroom detached property is well-presented and provides versatile accommodation over three floors. Located in the village of Hinstock, this family home boasts a double garage, two reception rooms and two en-suite bedrooms, among a host of other key features.

Offers in the region of £425,000





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- **Spacious Accommodation**
- **Two Reception Rooms**
- **Utility Room and W.C.**
- **Two En-Suite Bedrooms**
- **Double Garage and Driveway**
- **Sought-After Location**

DESCRIPTION

A spacious and versatile five-bedroom family home, offering around 1,836 sq ft of accommodation arranged over three floors, together with a detached double garage. The property provides an excellent amount of living and bedroom space, making it particularly well suited to a growing family or those looking for flexibility from their home.

The ground floor immediately gives a sense of the generous proportions on offer, with a welcoming entrance hall leading through to a comfortable lounge, separate sitting room and a spacious kitchen/diner. The lounge provides a good-sized principal reception space, whilst the additional sitting room offers plenty of scope for use as a family room, playroom or home office depending on individual needs. At the heart of the house is the kitchen/diner, with ample room for both everyday family dining and entertaining, whilst a separate utility room adds further practicality. A ground floor cloakroom completes the accommodation on this level.

Moving upstairs, the first floor provides three bedrooms, two of which benefit from en-suite facilities. The accommodation continues onto the second floor, where two additional bedrooms are found alongside a further bathroom, creating a fantastic degree of flexibility for larger families, teenagers or those requiring additional space.

The property is in good overall condition and offers a comfortable home from which to move straight in, whilst also providing plenty of opportunity for a new owner to introduce their own style and make further improvements over time. With its generous proportions, three floors of accommodation and excellent variety of living space, this is a home that offers plenty of flexibility for modern family life.

Outside, the property is complemented by a detached double garage, providing valuable additional parking, storage and potential for a variety of practical uses.

In all, this is a substantial and adaptable home offering approximately 1,836 sq ft of accommodation, five bedrooms, two reception rooms, a spacious kitchen/diner, three bathrooms and a detached double garage — the sort of house that can comfortably evolve alongside the needs of its next owners.





LOCATION

The property is located in the village of Hinstock, which has a local pub, shop, post office and junior school. There is excellent access to the A41 giving access to Newport, Telford and the M54 motorway and North towards Market Drayton and North Shropshire.

There are school buses that run from the village to Newport & Market Drayton. The property is well located between the towns of Newport & Market Drayton which offer a wide range of supermarkets, excellent schools, leisure facilities and amenities. There is great road access to destinations within Shropshire and to the Midlands, North West and North Wales.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

SITTING ROOM

KITCHEN/DINER

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

EN-SUITE

BEDROOM THREE

SECOND FLOOR

BEDROOM FOUR

BEDROOM FIVE

BATHROOM

LOCAL AUTHORITY

COUNCIL TAX BAND

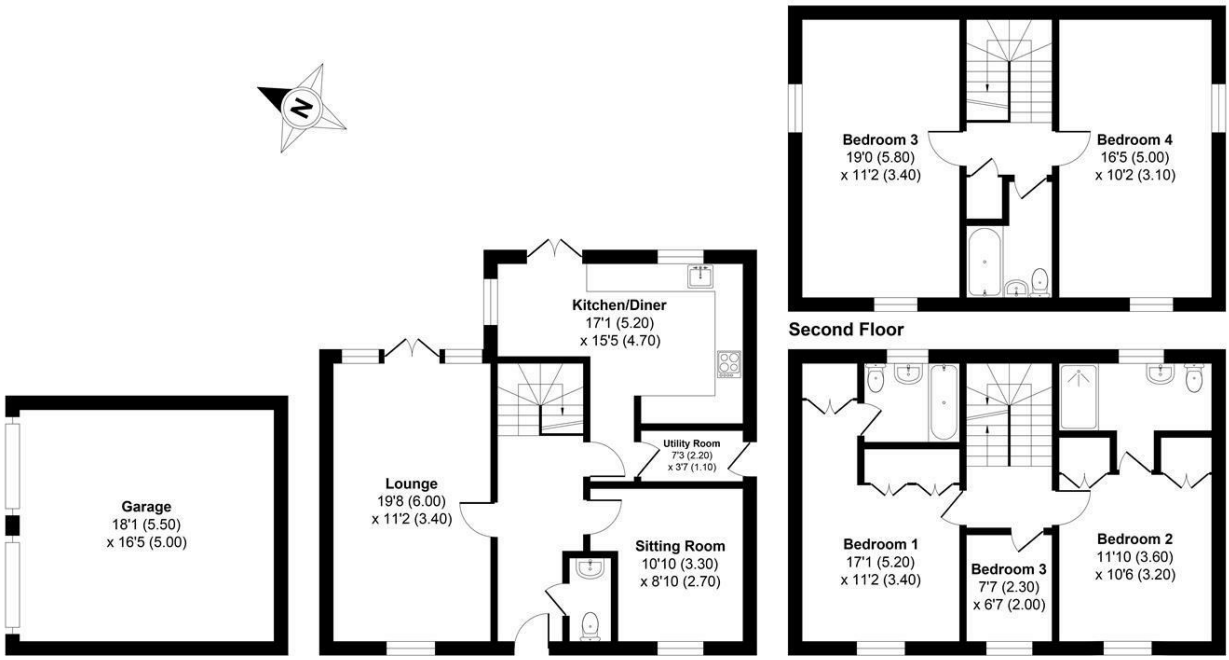
POSSESSION AND TENURE

VIEWING ARRANGEMENTS

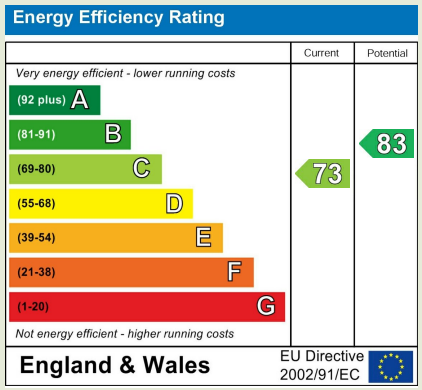
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Approximate Area = 1836 sq ft / 170.6 sq m
Garage = 296 sq ft / 27.5 sq m
Total = 2132 sq ft / 198.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



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Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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