



Helping *you* move



5 Bradford Gardens, Hinstock, TF9 2TB

A light and spacious Four Bedroom, Three Bathroom Detached House on a generous 0.12-acre Garden Plot, with an impressive Kitchen/Dining/Living Space, two further Reception Rooms and a Detached Double Garage.

Offers In Region Of
£550,000

Overview

- Four Bedroom Detached House With Detached Double Garage
- Generous 0.12-acre Garden Plot
- Entrance Hall, Lounge, Snug/Home Office
- Open Plan Kitchen/Dining/Living Space, Utility, Guest WC
- Principal Bedroom with En Suite & Dressing Area, Guest Bedroom with En Suite, two further Double Bedrooms, Bathroom
- Enclosed, Lawned Rear Garden
- Council Tax Band – F
- Energy Rating - C



Brief Description

The central Entrance Hall has stairs to the first floor and two useful storage cupboards. To your right is a spacious Lounge, and to your left is the Snug/Study. The impressive Dining Kitchen is fitted with integrated appliances including a fridge/freezer, dishwasher, double oven with hob and extractor fan over, and a wine fridge. This generous family space also benefits from bi-fold doors opening onto the Garden. A Utility Room and guest WC complete the ground floor.

Upstairs, all four Bedrooms are generous doubles. The Principal Bedroom benefits from a Dressing area with built-in wardrobes and En-Suite Shower Room, while a Guest Bedroom also benefits from an En-Suite. The two remaining Bedrooms are served by a stylish family Bathroom which has a bath and separate shower.

Outside, there is a Detached Double Garage and Driveway Parking for up to four vehicles, with an enclosed rear Garden that has a pergola over the patio creating a super evening entertaining space, and a further enclosed patio with a garden shed and timber gates out to the driveway.

Location

Situated in the popular village of Hinstock - which is almost equidistant between Market Drayton and Newport. The village offers an historic Church, Primary School and Nursery, Village Hall, Post Office/Country Store, community owned Pub, tennis & basketball courts, playground, and a football field.

Market Drayton and Newport both offer a more comprehensive range of shops and amenities. The excellent access to the A41 means that Whitchurch, Telford, Shrewsbury and Stafford are within commutable distance



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains electricity, water and drainage are available, with LPG 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.

LOCAL AUTHORITY: Shropshire

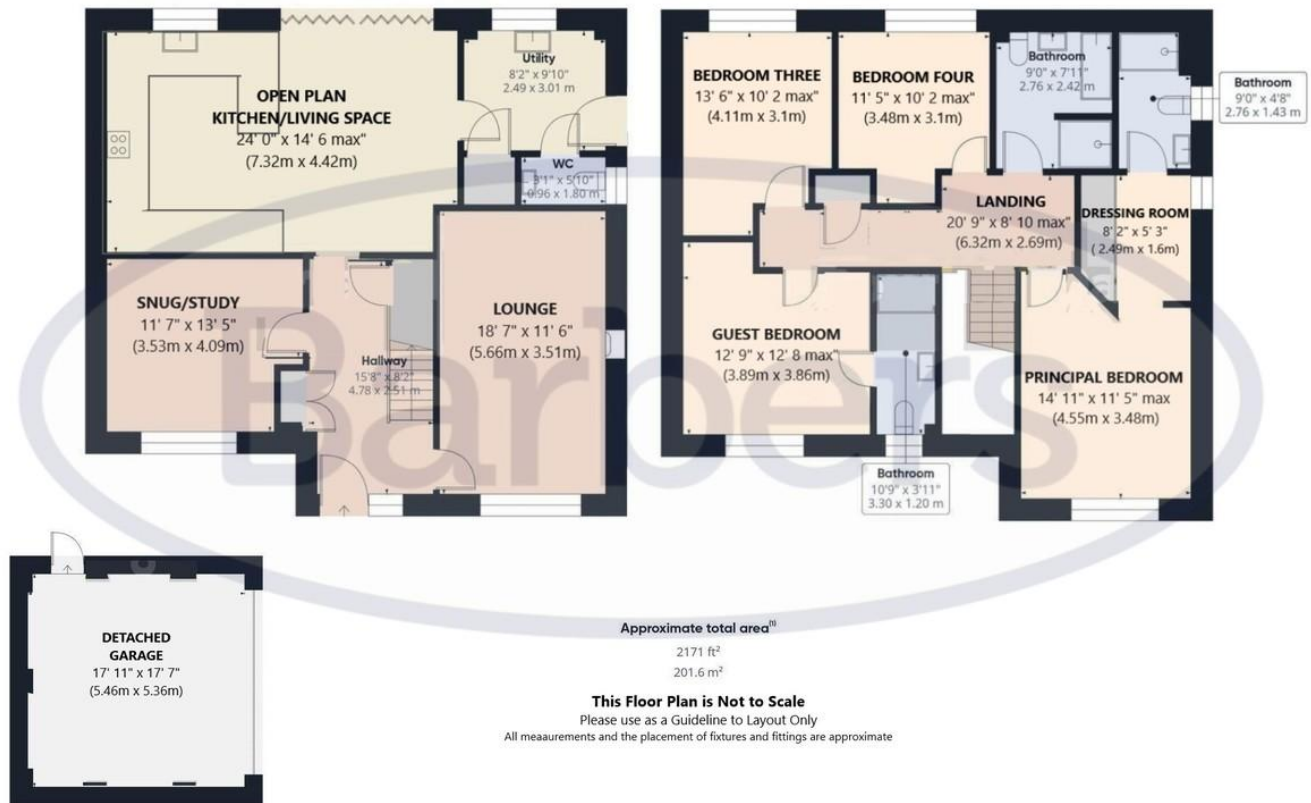
TENURE: We are advised that the property is Freehold, and this will be confirmed by your Solicitor.



DIRECTIONS: From Market Drayton take the A529 to Hinstock, and follow the road through the village and turn right on Manor Farm Drive, then left on Bradford Gardens where the property is on your left.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



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: 01630 653641**

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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

