



Helping *you* move



### 3 Eastlea, Market Drayton, TF9 2BA

A spacious, traditional Semi-Detached Three Bedroom House with wonderful landscaped Gardens, Garage and Driveway Parking - and set in the popular village of Wistanswick.

Offers In Region Of  
**£300,000**

### Overview

- Three Bedroom Semi-Detached House
- Large Landscaped Low Maintenance Garden
- Entrance Hall, Utility, Ground Floor Bathroom
- Lounge with Open Fire, Kitchen
- Principal Bedroom with En Suite & Dressing Room
- Two Further Double Bedrooms
- Two Brick Built Sheds, Coal/Log Store, Garage with Loft Storage
- Secret Walled Mediterranean Garden



### Brief Description

The front door opens to the Hall which has stairs up to the first floor, and a door to your left opens to the spacious Lounge with a feature open fire. Off the Lounge is the Breakfast Kitchen with a good range of wall and base units, space for your cooker with extractor fan over, plus the ground floor Bathroom with Bath with electric shower, hand wash basin and WC. Completing the ground floor accommodation is a large Utility with Belfast sink and space for your washing machine and tumble dryer. To the first floor is the Principal Bedroom with En Suite Shower Room and Dressing Room, and two further double Bedrooms, one of which has a wall of built-in mirrored wardrobes.

The Garden here really is something special! To the rear of the property is a paved Courtyard with three brick-built sheds, the Garage with large storage loft, and a gated storage area where you'll find the oil tank, bin storage and a chicken coop.

A white curved wall opens to reveal a lovely Mediterranean-style walled garden and a gate then opens into the final landscaped area and an aviary.

### Location

Wistanswick is a small village in North Shropshire, almost equi-distance from the market towns of Newport and Market Drayton. There's a local pub - The Red Lion - and each year the village hosts a popular summer fete. The closest Post Office is in Hinstock, and there are two well-regarded Primary Schools within a few minutes' drive.

Being just off the A41 Wistanswick, has easy access to Newport, Market Drayton, Whitchurch and Shrewsbury.



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](mailto:marketdrayton@barbers-online.co.uk)

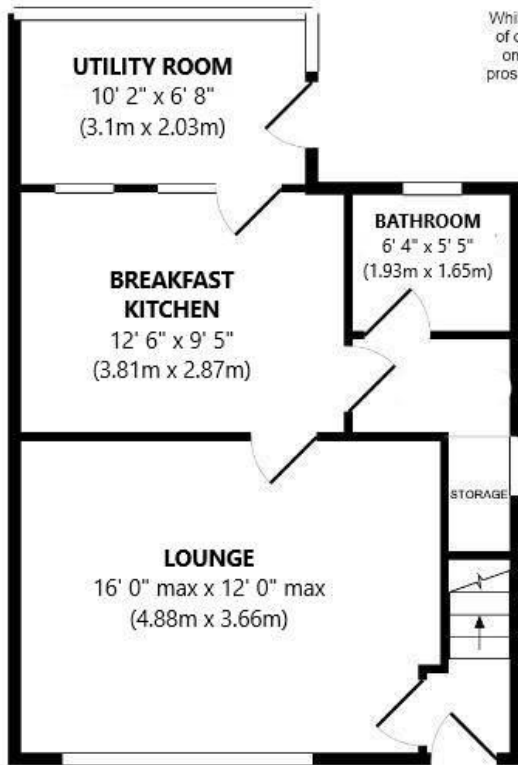
**SERVICES:** We are advised that mains water and electricity are available with oil fired central heating and a septic tank that's shared with the other two properties. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage go to visit the Ofcom mobile and broadband checker website.



**DIRECTIONS:** From Market Drayton take the A529 Hinstock Road for 3.4 miles turn right - signposted to Wistanswick and Lockley Storage. At the crossroads with the A41 go straight over into Wistanswick village and, after 1.2 miles, the property is on right and can be identified by our For Sale sign. You can park on the driveway.

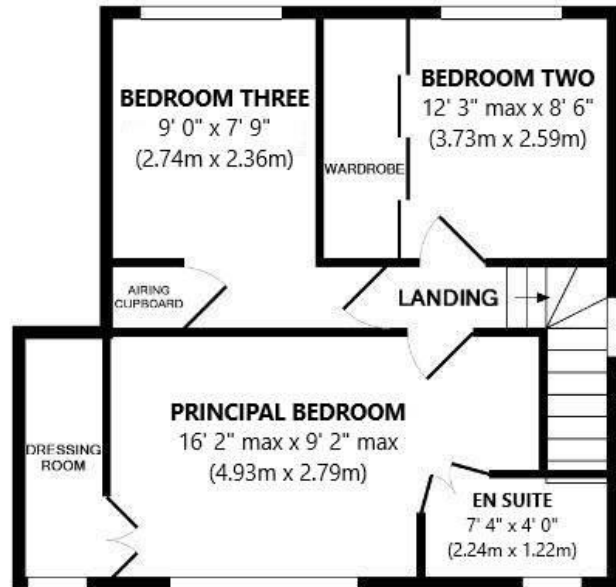
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are 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.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



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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.

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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.

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