

Helping *you* move

ESTATE AGENTS | LETTING AGENTS

Barbers





Features

- Beautifully Presented Five Bedroom Detached House with Gym/Games Room over Garage
- Set on a generous Garden Plot of 0.45 acres
- Entrance Hall, Cloaks/WC, Dining Room, Lounge with Bi-Fold Doors, Open Plan Kitchen/Dining/Garden Room, Utility
- Two En Suite Bedrooms, Three Further Double Bedrooms, Bathroom
- Double Garage, Driveway Parking

BRIEF DESCRIPTION

This stunning house impresses from the minute you turn in through the wrought iron gates and onto the driveway where get your first glimpse of the large Garden with patio entertaining space!

Returning to the front of the house and a canopy sits over the smart front door that

opens to the welcoming Entrance Hall. This space sets the tone for the rest of the property, with underfloor heating, an oak staircase to the first floor, glazed internal oak doors and a tiled floor with underfloor heating that runs throughout the ground floor.

The smart tiled flooring continues into the

Cloaks/WC, Dining Room and the Open Plan Kitchen/Garden Room and Utility. The Kitchen area has an excellent range of Shaker-style units with quartz work surfaces over, a central island with storage, integrated dishwasher, double oven, microwave, wine fridge and full height fridge and freezer. The Garden Room area has bi-fold doors that open to the patio, as does the Lounge which



is a lovely light space with huge inglenook fireplace housing a log burning stove.

Moving to the first floor and the Bedrooms are set around a Galleried Landing which has a Loft access with a drop down ladder. Both the Principal and Guest Bedrooms have smart En Suites with walk-in showers - and the Principal En Suite also has a bath tub. There are three further Double Bedrooms with Bedroom Five is currently presented as a Home Office making the most of the feature window to the front of the property. Completing the accommodation is the Family Bathroom with built-in vanity units, corner shower and a bath tub.

The rear Garden is a large, open space with a formal patio dining and seating area with an extensive lawn beyond. In total, the plot is 0.43 acres, so there is plenty of space for the whole family - and the area beyond the boar sculpture is designated as agricultural land so makes a great play area for children and dogs alike.

There's plenty of Parking, with wrought iron gates to the side of the property opening to a wide block-paved driveway that leads up to the Double Garage, so you'll comfortably be able to park 4-5 cars. The Double Garage has electric roller





doors, light and power and houses the oil-fired boiler, and there are solar panels to the roof. Above the Garage is a smart Gym/Games Room with separate entrance to the rear, Velux-style windows to the roof and feature window overlooking the Driveway.

This gorgeous property really does need to be viewed to appreciate everything it has to offer - so please call our Market Drayton Office on **01630 653641** to be one of the first to view.

LOCATION

Set just on the outskirts of the popular village of Hinstock which is almost equidistant between the Shropshire market towns of Market Drayton and Newport. Hinstock Village offers you a Primary School and Nursery, school buses to the various schools within the catchment area, Church, Village Hall, Village Store with Post Office as well as a Pub/Restaurant and local sports facilities.

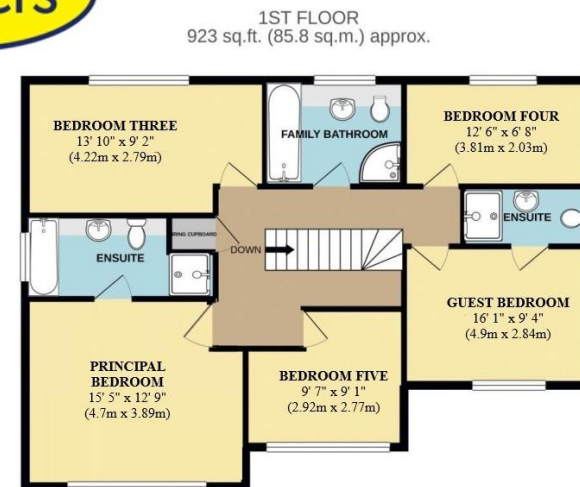


Helping *you* move



Barbers





FLOOR PLAN
Not to Scale
Please use as a guideline only

Total Floor Area to include the Room above the Garage is approximately 2,200sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2021.

SERVICES: We are advised that mains water and electricity are available with septic tank drainage, oil fired central heating and solar panels to the Garage roof. 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> **COUNCIL TAX BAND:** C **ENERGY RATING:** C **TENURE:** Freehold

BARBERS COPYRIGHT – Barbers Estate Agents retains the copyright for all images and copy contained in this brochure and any online listings.

IMPORTANT: 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. We may use an online service provider to also confirm your identity. **METHOD OF SALE:** by Private Treaty. **LOCAL AUTHORITY:** Shropshire Council, Shrewsbury, SY2 6ND Tel: 0345 678 9002 **DIRECTIONS:** From Market Drayton take the A529 through Hinstock turning left just before the Church, second left onto Marsh Lane and the property is approximately 300 meters on your left. **TO VIEW THIS PROPERTY:** Call our team in the Market Drayton office on **01630 653641**



MARKET DRAYTON SALES

Maer Lane, Market Drayton TF9 3SH | **TO VIEW PLEASE CALL: 01630 653641**
Email: marketdrayton@barbers-online.co.uk
www.barbers-online.co.uk

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH