



Helping *you* move



## Ilona, Station Road, Hodnet, TF9 3JF

Recently updated and extended, this beautifully presented Five Bedroom Detached Dormer Bungalow is in pristine 'move-in' condition with two En Suite Bedrooms, Dining Kitchen, spacious Lounge, generous Garden, Garage plus secure Driveway Parking with electric gates - and is offered to the market with No Upward Chain.

Offers In Excess Of  
**£500,000**

## Overview

- Five Bedroom Detached Dormer Bungalow, Extended and Updated Throughout
- No Upward Chain
- Entrance Hall, Lounge, Dining Kitchen & Utility
- Two Ground Floor Bedrooms, Bathroom
- Two En Suite Bedrooms, A further Double Bedroom, Bathroom
- Rear Garden, Generous Garage, Secure Driveway Parking
- Council Tax Band - , Energy Rating - D 58



## Brief Description

The smart, new front door opens to the central Hallway which has an oak staircase with glass balustrade, and oak flooring that runs through to the Kitchen and Utility. To your left is the light and spacious Lounge and to the rear of the property is the Dining Kitchen with a smart range of new, modern units with integrated dishwasher, oven and hob with extractor fan over, a peninsular breakfast bar, the Utility and generous Garage. Bedrooms Four and Five are good-size doubles that could also be utilised as Living Space or as a Home Office and there's a new ground floor is the Bathroom.

The Principal Bedroom has a full En Suite with bath, shower, wc and wash hand basin, whilst Bedroom Two has an En Suite with shower and hand wash basin. Bedroom Three is another generous room, and across the Hall is a Guest Cloakroom with wc and wash hand basin. Due to being a dormer bungalow, there is some reduced headroom to the first floor rooms.

The electric gates and block paved driveway make a great first impression and there's a large, enclosed rear Garden with patio area.

## Location

Situated to the edge of Hodnet – a highly desirable Shropshire village that benefits from a Primary School, Village Store with Post Office, Doctors' Surgery, Church and The Bear - a popular Pub/Hotel.

The nearby towns of Market Drayton and Newport offer a wide variety of amenities such as Schools, Specialist and High Street Shops, Supermarkets and Health and Leisure Facilities.



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 services are available, with oil fired central heating and septic tank drainage. 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 County Council - Tel: 0345 678 9002

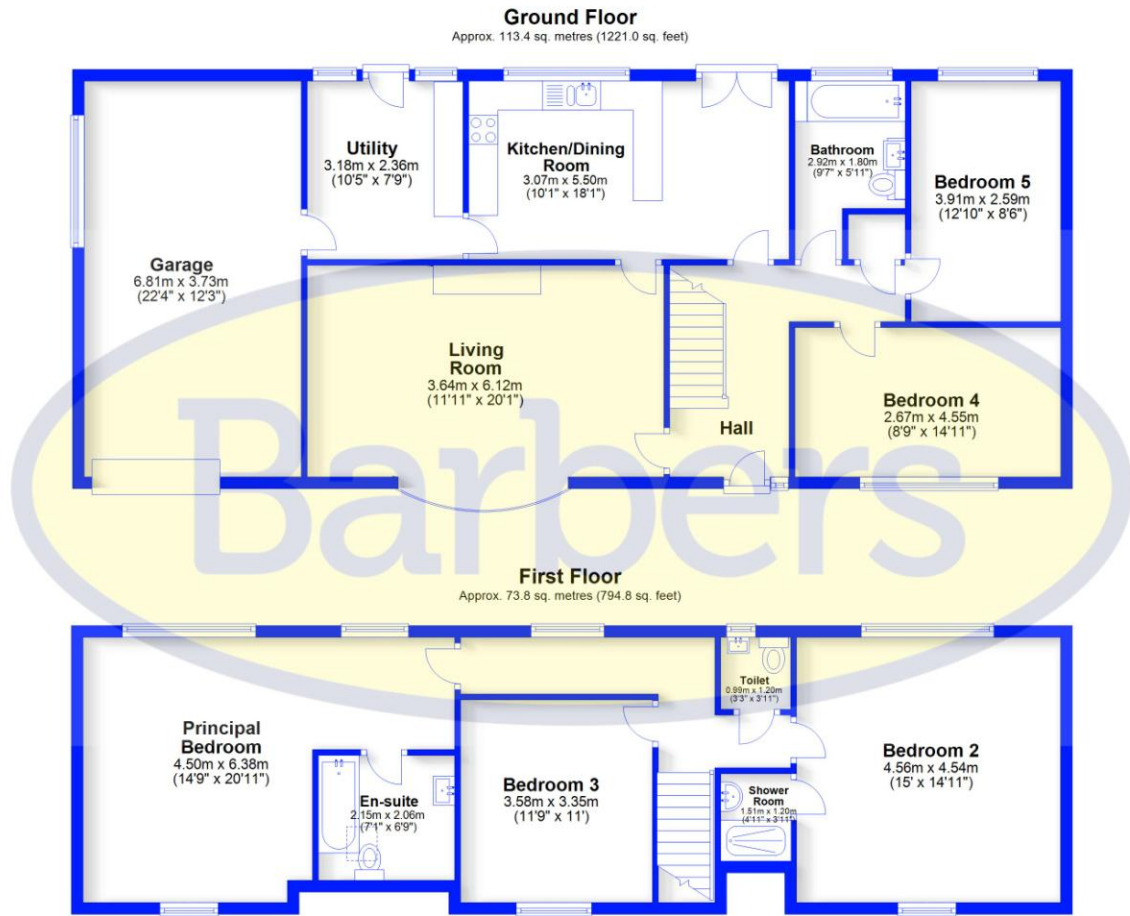
**TENURE:** Freehold



**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury. At the Espley roundabout take the third exit towards Hodnet, right on Station Road, right on Websters Lane and the property can be identified by our For Sale sign.

**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:** 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 once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer. This fee will need to be paid by you, directly to MoveButler, ahead of us issuing a memorandum of sale, and is non-refundable.



Total area: approx. 187.3 sq. metres (2015.8 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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

