



Springfield, Eaton On Tern

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Springfield, Eaton On Tern, Market Drayton, TF9 2BX

Freehold £625,000



Springfield is a very nicely presented Five Bedroom Detached Bungalow in a pretty village location, set in generous sized Gardens that wrap around the property with lovely views to the rear over farmland.

- Impressive Detached Bungalow
- Lounge / Dining Room
- Beautiful fitted Kitchen, Utility and Toilet
- Three Ground floor Bedrooms, Bathroom
- Main first floor Bedroom with En-suite
- Second first floor Bedroom, Oil CH, DG
- Double Garage, fantastic driveway parking
- Lovely lawned gardens



Brief Description

Springfield is an individual Detached Dormer Bungalow standing on a plot size of almost half an acre and has a lawned frontage with low boundary wall, shrub borders and a semi-circular in and out driveway provides parking space; to the left of the bungalow, a gate provides access over a further driveway into the rear garden where you will find the double Garage. From the recessed entrance porch access is gained via a step up into the L shaped Entrance Hall which has a useful walk-in under stairs cupboard and further boiler cupboard. Off to the left is the L shaped Lounge / Diner with a lovely large bow window to the front, multi-fuel burner with attractive fireplace surround and to the rear is a window and glazed door looking out into the garden.

The Kitchen is accessed from the Dining area and entrance hall and has a fantastic variety of fitted drawers, base and wall mounted units, full height floor to ceiling units, wine racks to both ends and space for a double American style fridge / freezer, integrated eye level double oven, single oven and microwave over, electric hob with extractor over, dishwasher and 1.5 sink unit with window to the rear. A door from the Kitchen opens into the Utility Room which provides a range of units, sink unit, space for washing machine; there are a variety of useful cupboards etc. and a toilet; two doors to outside and internal door into the Garage space.



From the Hall to the right hand side of the Bungalow you will find the Bedrooms - there are three Bedrooms to the ground floor, each having built-in storage, and two look out to the side while one looks out to the front. The Bathroom has an attractive white four piece suite including a separate shower cubicle. Stairs ascend to the first floor Landing with a door off to the left into the principal Bedroom which built-in wardrobes, two windows to the front, door into the eaves space where you will find a useful area for storage; as you enter the Bedroom there is a door on your left to the En-suite Shower Room. There is a further Bedroom to the right of the Landing with windows to the side aspect. The property benefits from double glazing and oil fired heating.

Externally, to the rear, beyond the driveway area is a lawned garden with inset trees and boundary hedge with opening through into the expansive lawn with slate and patio area, and enjoying views beyond over into farmland.



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LOCATION

Situated in the sought after village of Eaton Upon Tern - an idyllic rural location with the market towns of Newport, Market Drayton and Wellington all within approximately 8 miles. Planning has been passed for a solar farm on land to the rear of the field behind Springfield, Ref: 22/01866/FUL

More comprehensive shopping, leisure and employment facilities offered by Telford and Shrewsbury, and the property is just 3 miles from the A41 providing easy access to the West Midlands road network in particular the M6 to the North and the M54 to the South.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity is connected. Heating is by way of an oil fired system. There is a septic tank and water from a shared metered Bore Hole (with adjacent neighbours). 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/>

DIRECTIONS

From Wellington proceed along the A442 towards Crudgington. Proceed through Crudgington and a short distance along you will enter the edge of Waters Upton where on your right hand side is a post office - turn right immediately after. Follow the road for approx. 1.75 miles through Meeson and into Great Bolas. Take the turn left for Eaton-on-tern and proceed for just over 1 mile and Springfield will be found on the right hand side, before the turning for Mill Lane. Over the first right hand section of the driveway there is a right of access to Oakthorpe, their neighbour to the right.

LOCAL AUTHORITY

Shropshire Council, PO BOX 4749, Shrewsbury, Shropshire, SY1 9GH

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, 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 you wish to buy. 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. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WE36898.291124

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

L SHAPED LOUNGE / DINER

LOUNGE AREA 23' 5" x 14' 4" (7.14m x 4.37m)

DINING AREA 13' 9" x 10' 9" (4.19m x 3.28m)

KITCHEN 17' 5" x 11' 8" (5.31m x 3.56m)

UTILITY ROOM 10' 9" x 9' 5" (3.28m x 2.87m) plus door recess and storage in addition

BEDROOM THREE 17' 3" x 10' 9" (5.26m x 3.28m) exclusive of wardrobes

BEDROOM FOUR 12' 4" x 10' 11" (3.76m x 3.33m)

BEDROOM FIVE 11' 9" x 8' 9" (3.58m x 2.67m)

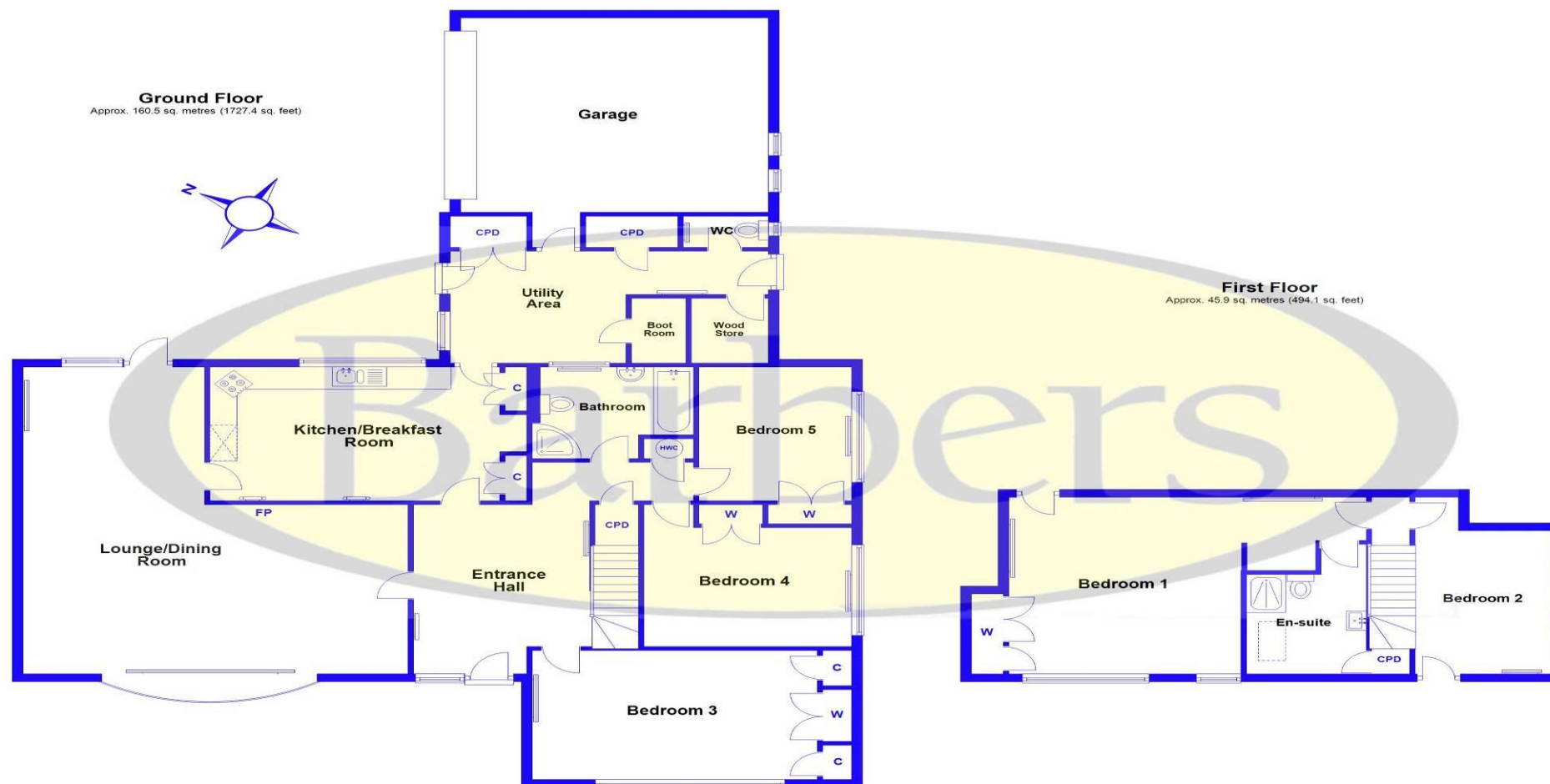
BATHROOM 9' 8" x 7' 8" (2.95m x 2.34m)

BEDROOM ONE 14' 8" x 13' 5" (4.47m x 4.09m) plus door recess area in addition

EN-SUITE 8' 5" x 7' 7" (2.57m x 2.31m)

BEDROOM TWO 11' 5" x 8' 4" (3.48m x 2.54m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software
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Springfield , Eaton upon Tern, Telford

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 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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