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NEWPORT

01952

812519

A SUBSTANTIAL NEW DETACHED 4 BEDROOMED HOUSE IN AN ATTRACTIVE COUNTRY VILLAGE

THE OAKLANDS
VILLAGE ROAD, EATON ON TERN, SHROPSHIRE, TF9 2BX



- ATTRACTIVE NEW DETACHED HOUSE
- FOUR BEDROOMS (2 EN-SUITES)
- 28FT DINING KITCHEN
- GARAGE AND PRIVATE GARDENS
- COUNTRY VILLAGE LOCATION
- WELL PROPORTIONED LOUNGE
- UTILITY AND GUEST CLOAKS
- CLOSE TO MAJOR TOWNS & THE M54

£495,000 Region

REF - 4655



Newport
23-25 High Street
01952 812519

Telford Town Centre
14 Hazledine House
01952 201700

The village of Eaton on Tern is situated about 7½ miles from Market Drayton, 8 miles from Newport and 10 miles from the M54 and M6 link and Telford which offers a wide range of shopping and leisure facilities. The schools within Market Drayton and Newport are all highly scored by OFSTED with Newport benefitting from Adams' Grammar and Newport Girls' High schools as well as a renowned comprehensive secondary school. The County town of Shrewsbury is also within commuting distance.

The house is built on a plot formerly part of Orchard House extends to 771 sq yds (645 x metres) has a mature setting and good frontage to the village road and enjoys views over open countryside to front and rear.

The two storey house is of traditional construction with elevations in old weathered brickwork to enhance its character and appearance. Approached through a gated entrance over a block paved driveway the property, nearing completion, offers the following accommodation, having uPVC double glazing.



RECEPTION HALL with useful understairs storage cupboard.

GUEST CLOAKROOM with close coupled WC and wash hand basin.

LOUNGE: 5.90m x 5.04m (19' 4" x 17' 8") having feature fireplace with wood burning stove, uPVC bi-folding door to the garden.

DINING KITCHEN: 8.70m x 3.95m (28' 0" x 13' 0" max) with two uPVC bi-folding doors to the garden. Fully fitted high gloss cabinets with granite work surfaces, inset sink and drainer and integrated appliances.

UTILITY ROOM: similarly appointed to kitchen

Oak staircase to a spacious first floor landing

MASTER BEDROOM: 7.30m x 4.10m max (24' 0" x 13' 5" max) having EN-SUITE SHOWER ROOM with white suite and complementary tiling. Ceramic tiled floor.

GUEST BEDROOM 2: 5.40m x 4.10m max (17' 8" x 13' 5" max) having EN-SUITE SHOWER ROOM with white suite and complementary tiling. Ceramic tiled floor.

BEDROOM 3: 5.40m x 3.00m (17' 8" x 9' 10")

BEDROOM 4: 3.67m x 3.40m (12' 0" x 11' 2")





FAMILY BATHROOM – with complete white suite comprising panelled bath, walk-in shower, wash hand basin & WC Ceramic tiled floor.

OUTSIDE: There are garden areas on all sides of the property which have private aspects.

Integral **GARAGE: 5.50m x 3.00m (18' 0" x 9' 10")** with electronically operated up and over door. Also double block paved parking area off the driveway.

NOTE: The property will have the benefit of an Architects Certificate on completion.

COUNCIL TAX BAND: We understand that the property is currently to be assessed.

TENURE: The property is freehold

SERVICES: Mains electricity connected. Approved sewage treatment system.

The property has the benefit of the following three heating systems, which can be used as required, a log burner in the lounge, economical underfloor heating to ground floor rooms and a full LPG radiator system throughout the property. Water from a bore hole shared with Orchard House.

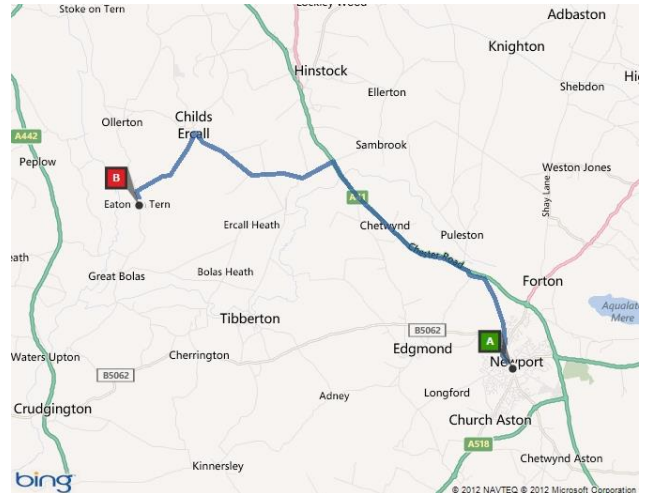
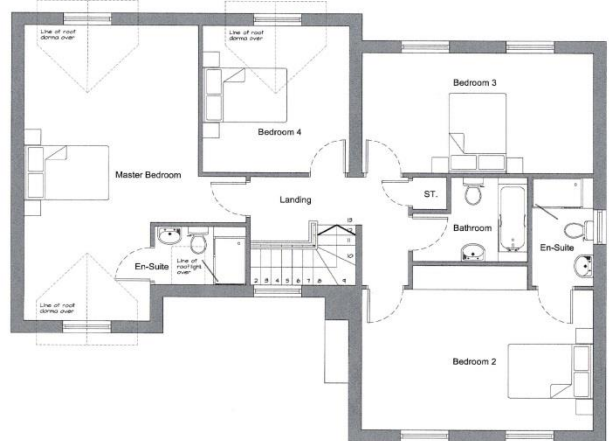
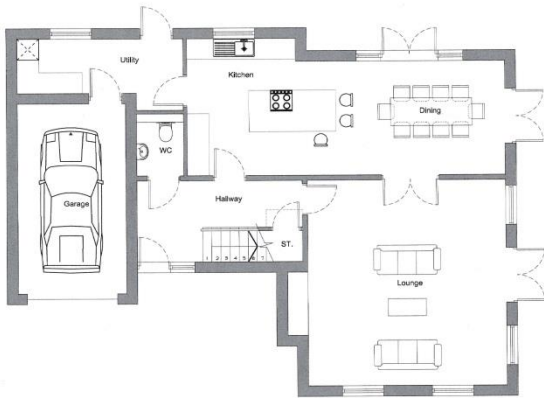
POSSESSION: Vacant possession will be given upon completion

VIEWING: By the Agents Newport Office on 01952 812519

EPC: TBA

DIRECTIONS: Leave Newport north on the A41 for approximately 4 miles, turn left signposted 'Howle & Childs Ercall' continue for approx. 1 mile and turn right towards Childs Ercall, as you reach the village take the left hand turning signposted Eaton on Tern, at the T junction turn left and continue into Eaton on Tern and the property is located on the left hand side.





AGENTS NOTES:

1. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein. If you wish to ask a specific question about this property, please speak to the sales advisor, who has inspected the property.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent (included in brackets and correct to within 3 inches) is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments or new carpets etc.

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