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Oakfield House, Newport Road, Hinstock, TF9 2TH

A beautifully presented Four Bedroom Detached House with an impressive Open Plan Breakfast/Dining/Living Room and generous outside space of approximately 0.33 acres of Gardens and mini-Paddocks, Driveway Parking and Double Garage.

Offers In Region Of
£550,000

Overview

- Four Bedroom Detached House
- Beautifully Presented & Recently Updated Throughout
- Entrance Hall, Cloaks/WC
- Open-Plan Kitchen, Dining & Living Room
- Four Double Bedrooms, Bathroom
- Large Paved Patio Area & Garden
- Small Fenced Paddocks
- Double Garage plus Driveway Parking
- Council Tax Band – E
- EPC Rating - D



Brief Description

To the ground floor is the Entrance Hall has LVT oak effect parquet flooring and glass balustrade to the stairs leading to the first floor Landing, Cloaks/WC, Snug and an impressive Open Plan Kitchen/Dining/Living Room with central island, Bosch appliances, log burning stove and tri-fold doors to the rear Garden. To the first floor is the Gallery Landing which has space for a work station or reading area, the Principal Bedroom which is a really generous double room with dual aspect windows, and three further Double Bedrooms and a smart Family Bathroom with both a bath and walk-in shower.

Externally, the property is set on a plot of approximately 0.33 acres, and double gates open to the gravelled driveway leading up to the Double Garage. There is a generous rear Garden which has a large Indian stone patio and a number of small enclosed paddocks where the vendor keeps chickens and ducks.

Location

The property is situated on the outskirts of the popular village of Hinstock with direct access to the A41 so is almost equidistant between the Shropshire market towns of Market Drayton and Newport - the village offers an historic Church, Primary School and Nursery, Village Hall, Post Office/Country Store and a Cricket Club.

The excellent access to the A41 means that Whitchurch, Telford, Shrewsbury and Stafford are within commutable distance, as are rail and motorway links.



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

SERVICES: We are advised that mains water and electricity, with oil fired central heating and septic tank drainage are available. 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 Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From Market Drayton take the A529 Hinstock Road and follow it through Hinstock itself, where the Post Office will be on your right and Primary School and Church on your left. Follow the road round to the junction with the A41 where you turn left and the property is then on your right and 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: 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.

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Floor Plan

Not to Scale

Please use as a guideline only



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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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