



Helping *you* move



12 Hampton Drive, Market Drayton, TF9 3RP

A very nicely presented, recently extended & updated Four Bedroom Detached House with a stylish Kitchen/Dining/Family Room, Principal Bedroom with En Suite, enclosed rear Garden and Double Garage with additional Driveway Parking.

Offers In Region Of
£475,000

Overview

- A Spacious Modern Detached House
- With Impressive Open Plan Dining Kitchen & Orangery, Utility, WC
- Spacious Lounge, Study
- Principal Bedroom with En Suite
- Three Further Double Bedrooms, Family Bathroom
- Detached Double Garage, Driveway Parking
- Attractive Wrap Around Gardens
- Council Tax Band – E
- Energy Rating - TBC



Brief Description

To the ground floor is the Entrance Hall, a spacious Lounge, Study, Utility and Cloaks/WC – and stylish Open Plan Dining/Kitchen/Family Room. To the Kitchen is an excellent range of Shaker-style units with quartz work surfaces, built-in double oven, space and plumbing for an American-style fridge-freezer, and a peninsular breakfast bar with six-burner gas hob with extractor fan over and an under stairs pantry. To the first floor, the Principal Bedroom has a wall of mirrored wardrobes and an En Suite with double shower, three further Double Bedrooms and the Family Bathroom.

Externally, the property has a smart, wide frontage with block paved driveway, Double Garage with light, power and an electric car charging point. To the rear of the property is an enclosed Garden with a large patio entertaining area, lawn with mature borders with shrubs and seasonal planting, and a timber garden shed.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



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 all mains services and gas central heating 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
Tel: 0345 678 9002

FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From our office on Maer Lane turn left and then right on Cheshire Street, over the bridge and then left on Hampton Drive. Continue left on Hampton Drive for a short distance, where you will find the property on the right-hand side, which can be identified by our For Sale board.

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.

Floor Plan to follow



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**

