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Features

- Nicely Presented, Five Bedroom Detached House with Extensive Plot
- Superb Summer House with Outside Kitchen
- Entrance Hall, WC, Utility, Open Plan Dining Kitchen, Spacious Lounge, Dining Room, Study
- Principal and Guest Bedrooms with En Suites
- Three Further Double Bedrooms, Bathroom
- Double Garage, Driveway Parking

BRIEF DESCRIPTION

This impressive Five Bedroom Detached House is tucked away on a quiet cul-de-sac to the edge of Hinstock Village, and it is set on the most wonderful plot of approximately 0.7 acres - and with an impressive Summer House with covered outdoor Kitchen and entertainment space.

The ground floor accommodation is set around the Reception Hall which has a turning staircase to the first floor and access to the Cloaks/WC. To your right is the Sitting Room which has Karndean flooring and window overlooking the front Garden. To your left is the Study and the light and spacious Lounge with double French doors out to the Garden, and an inglenook fireplace

housing a log burning stove with an oak mantle over and slate hearth.

The Open Plan Dining Kitchen also has French doors to the Garden, and to the Kitchen area is an excellent range of Shaker-style units with integrated dishwasher, fridge, freezer, microwave, two ovens and an induction hob with an extractor fan over. There's an instant



hot water tap to the sink, a peninsular breakfast bar and tiled flooring throughout. The Utility has units and flooring to match the Kitchen, and space for your washing machine and tumble dryer.

Moving to the first floor, and the Bedrooms are set around the central Gallery Landing, which has loft access and an airing cupboard housing the hot water tank. The Principal Bedroom is an extremely light and spacious Bedroom with two double built-in wardrobes, a dressing area with a large double built-in wardrobe and a generous En Suite with both a bathtub and shower. The Guest Bedroom is another large double Bedroom with built-in wardrobes and an En Suite Shower Room with double shower. The three remaining Bedrooms are all doubles, with Bedroom Five currently being presented as a Home Office, making the most of the far-reaching views out over the rear Garden. Completing the accommodation is the Family Bathroom with bath, handwash basin and WC.

The outside space here is very special! French doors from both the Dining Kitchen and Lounge open to a landscaped, semi-formal Garden with flat resin pathways, mature beds, ornamental sculptures (not included) and a dining area and





sitting area. A gate in the post and rail fence opens to a huge rear lawned Garden that runs down to the far hedge where you'll find a 'secret' woodland Garden that is a shady space in summer, and where the vendors have enjoyed many a family campout!

And then there's the Summer House... This is an amazing space, perfect for parties, family gatherings, sitting and chilling out at sunset, and it's completely secluded so gives you an "away from it all" feel at the bottom of the paddock. As the Summerhouse has water, electricity, insulated walls and ceiling it really is perfect for all year-round use. Finally, there's a double Garage with light and power, and driveway Parking to the front of the property for 4 cars.

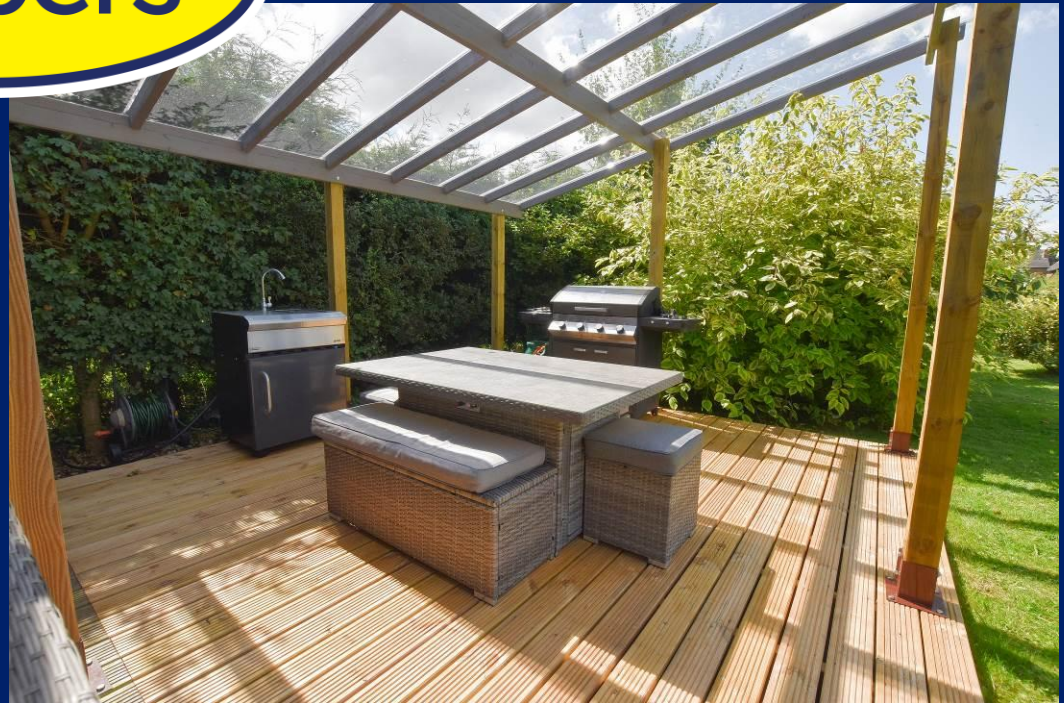
This property really does need to be viewed to appreciate everything it offers - so please call our Sales Team on 01630 653641 in our Market Drayton office to be one of the first to view!

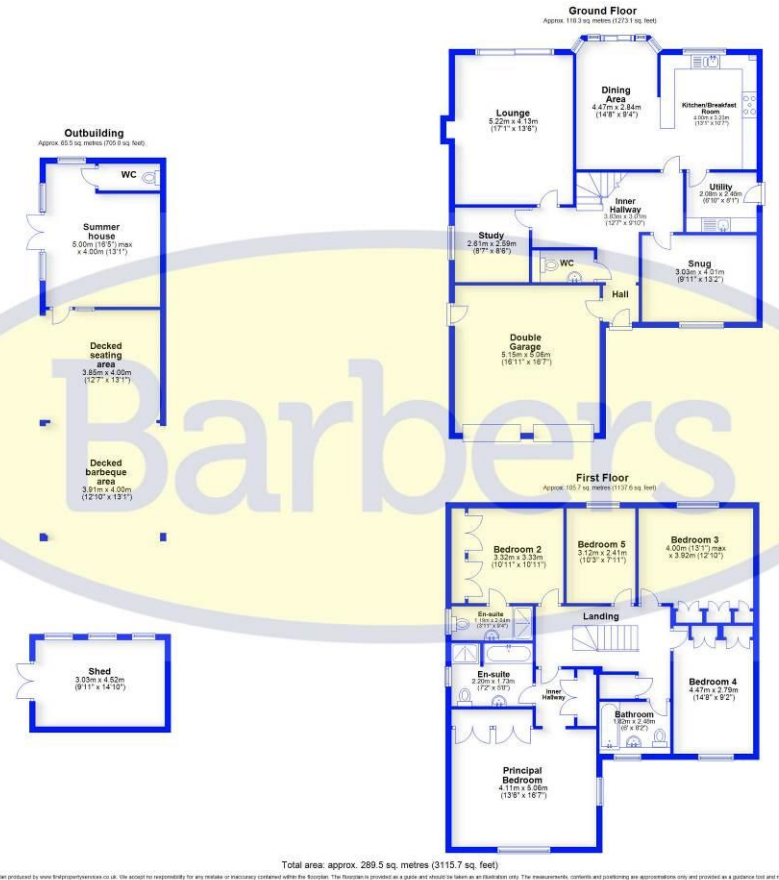


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DIRECTIONS: From Market Drayton take the A529 Hinstock Road and after 5.3 miles turn left on Mill Green. At the junction with the A41 turn left and then, after approximately 300 yards, turn left onto Villa Farm Close where you see our For Sale sign. **SERVICES:** We are advised that mains water, drainage and electricity are available with LPG central heating. 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> **LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002 **ENERGY RATING: D COUNCIL TAX BAND: F 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. We may use an online service provider to also confirm your identity.



MARKET DRAYTON SALES
 Maer Lane, Market Drayton TF9 3SH | Viewings Call: 01630 653641
 Email: marketdrayton@barbers-online.co.uk
www.barbers-online.co.uk

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