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Features

- High Specification, Beautifully Presented, Spacious Five Bedroom Detached House
- Private 0.85 acre Garden Plot with Timber Deck Entertaining Space, Countryside Views
- Stunning Kitchen/Dining/Living Room
- Lounge, Garden Room and Snug
- Principal Bedroom Suite with Dressing Room
- Four further Double Bedrooms

DESCRIPTION

Adderley Hall makes a great first impression! As you turn in through the electric gates you'll find mature gardens to either side of the Driveway that sweeps up to the front of the property.

The front door opens to the wide and welcoming Hallway which has a feature staircase up to the first floor and oak flooring with underfloor heating that runs through to

the Kitchen and Utility. To your right is the ground floor Shower Room with double shower. To your left is the most impressive Kitchen/Dining/Living Room with high specification appliances, underfloor heating and smart granite work tops, and light flooding in through the floor to ceiling windows with Lutron blinds that can be controlled by phone app and voice command.

To the Kitchen area there's an excellent range of base and wall cupboards including a larder store, integrated microwave and two ovens and a large central island with built-in sink, induction hob with extractor fan over and a pop-up power socket with USB port. There's also an AGA cooker which has been serviced but is currently not connected and has never been used by the Vendors. There's ample space for a large dining table and sofa, and a



65" 4k wall mounted OLED TV with Sonos sub-woofer is included - and there are two further similar TVs in the Lounge and Principal Bedroom that are also included in the sale.

Off the Kitchen is the Utility with Lutron sensor lighting, useful store cupboard, space for your washing machine and tumble dryer. and door out to the side of the property. Returning to the Open Plan Kitchen and double doors lead you through to the Snug and onto the Garden Room which has two sets of French doors out to the impressive Patio and the countryside views beyond.

From the Garden Room a door leads you through to the Lounge - a generous L-Shaped room with large log burner with a 65" wall-mounted TV that's included in the sale - and a further door takes you back to the central Hallway.

Heading to the first floor and the accommodation is set around a light and spacious gallery Landing, and the Principal Bedroom Suite is a really impressive space with floor to ceiling windows, walk-in Dressing Room, and very generous En Suite with free-standing roll top stone bath.

The Guest Bedroom has a wall of mirrored wardrobes and an En Suite Shower Room set behind sliding glass doors, and





there are two further Double Bedrooms and a smart Shower Room with walk-in shower. Completing the accommodation to this floor is the Study which also houses the controls for the internal systems, TVs/Wifi and the CCTV system.

To the top floor, set in the eaves of this lovely property is Bedroom Five with eaves storage and an En Suite with Bath - a super space for guests or teenagers alike!

The outside space continues the sense of high-tech style that you find throughout the main house. There's a large deck with bar and a patio area that has a 30amp cable that would be ideal for a hot tub. There's speakers to the side of the garage and the house to give you sound to both the deck and patio, and the lawned garden wraps around the property, with mature shrubs, beds and trees adding to the sense of privacy. The Garage is an over-size double garage with light, power, double remote-controlled electric doors and is fully alarmed - the alarm system is set to trigger the alarm at the property first, and if there's a further incurrence it automatically calls the Police.



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TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH Tel: 01630 653641 or email: marketdrayton@barbers-online.co.uk

DIRECTIONS: From Market Drayton take the A529 towards Adderley and Audlem. In Adderley Village, turn left just after the Primary School onto the estate driveway by the Lodge house, and then keep right onto the private driveway that leads up to Adderley Hall.

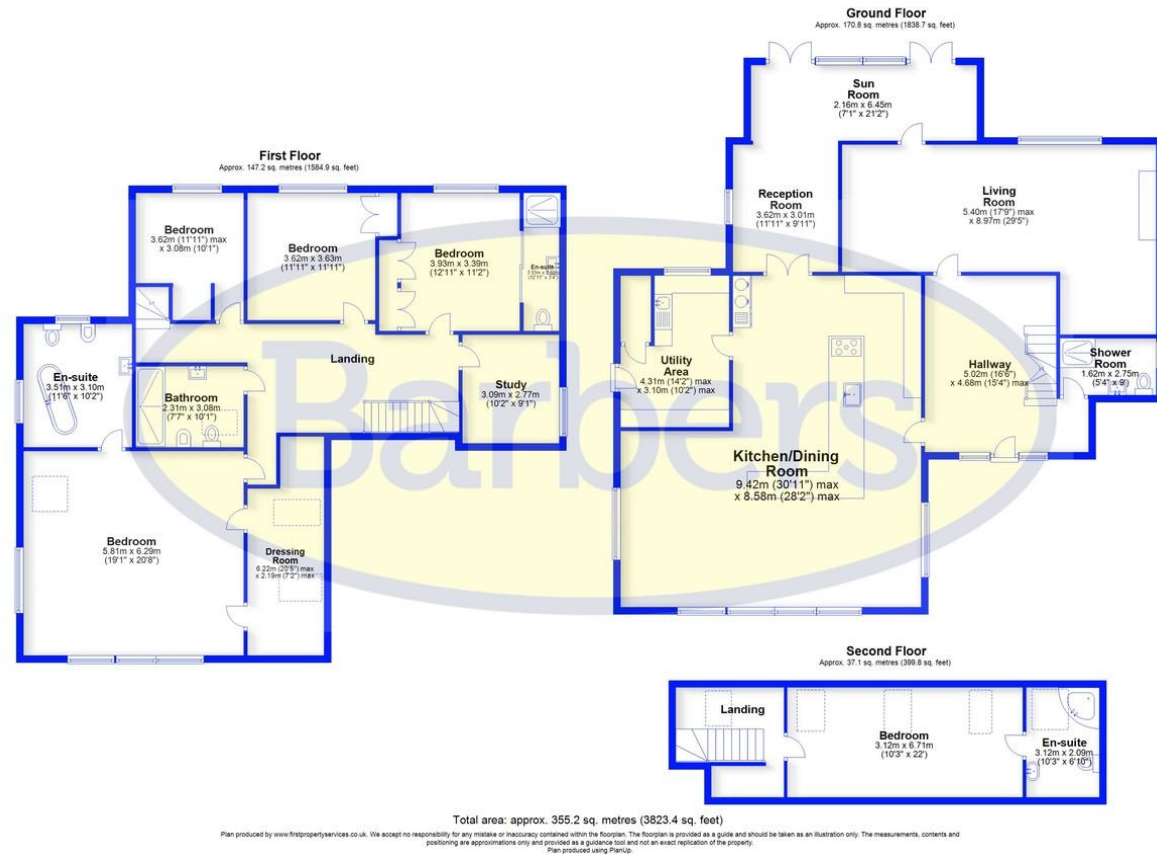
SERVICES: We are advised that mains water and electricity are available, with septic tank drainage and oil-fired central heating. The heating is controlled by Heatmiser with four zone controls, and there's underfloor heating to the Open Plan Kitchen/Living/Dining Room, Garden Room, and Reception Hall.

The property benefits from the latest technology throughout, including Lutron lighting and blinds controlled by phone app., and voice to a number of rooms, with some rooms having Lutron motion sensor lights. 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 **ENERGY RATING:** D **COUNCIL TAX BAND:** G

TENURE: Freehold **METHOD OF SALE:** For Sale by Private Treaty

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. A list of acceptable ID documents is available upon request.



IMPORTANT: 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. Barbers retains the copyright on all images and copy included in the brochure and the online listing.



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Maer Lane, Market Drayton TF9 3SH | Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk
www.barbers-online.co.uk

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