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Folly View, Norton-in-Hales, TF9 4QN

With far-reaching Countryside Views to the front and a stunning Open-Plan Kitchen/Family Room with Bi-Folding Doors to the rear Garden, this smart Four-Bedroom property offers you a slice of rural village life with a modern twist!

Offers In Region Of
£750,000

Overview

- Four Bedroom Detached Family House with Countryside Views
- Beautifully Presented Throughout
- Entrance Hall and Cloakroom
- Lounge with Feature Fireplace
- Impressive Dining Kitchen/Family Room with Bi-Folding Doors
- Master Bedroom with En Suite & Walk-in Wardrobe
- Three Further Bedrooms, Family Bathroom
- Integral Garage, Driveway
- Large Garden, EPC C



Brief Description

To the ground floor, the Entrance Hall has stone flooring and an oak turning staircase and a door leads to the ground floor Cloaks/WC. To your right is the Lounge and the heart of the home is the impressive Dining Kitchen/Family Room with cream Shaker-style units, a peninsular breakfast bar, integrated fridge freezer and dish washer - and the Rangemaster cooker being available by separate negotiation, and a Utility/Boot Room. To the first floor is the Master Bedroom Suite, three further good-size Bedrooms and the family Bathroom.

Externally, there's lots to like at Folly View! To the front are those amazing views and to the rear is a large Garden laid mainly to lawn with large York stone patio - perfect for summer evenings spent dining al fresco! There's also an integral Garage with electric roller door that's accessible from the Entrance Hall.

Location

Norton-in-Hales is a pretty village on the Shropshire/Staffordshire/Cheshire borders, with a well-regarded Primary School, Play Area, Village Hall, Tennis Club, Cricket Pitch, Bowling Green, Church - and popular local Pub.

The closest shops and Post Offices are in the villages of Woore or Loggerheads, and Market Drayton is the main town with a good mix of shops, cafes, supermarkets, sports facilities and High School. The larger centres of Newcastle-under-Lyme, Stoke-on-Trent, Crewe, Stafford, Telford and Shrewsbury are all within commuting distance.



Your Local Property Experts

01630 653641



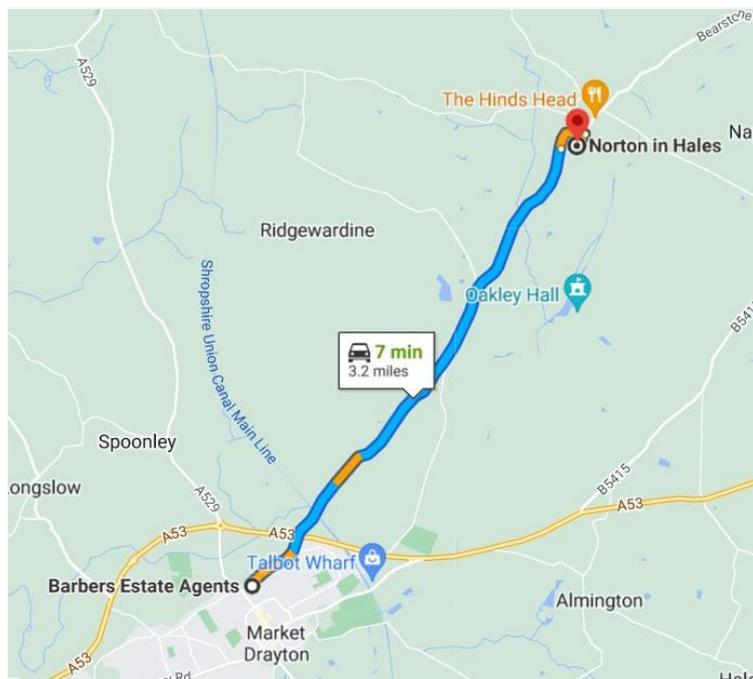
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton office on 01630 653641 or email us at:

marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water, drainage and electricity with Biomass (wood pellets) 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, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From our office on Maer Lane turn left and follow Maer Lane through Betton and into Norton in Hales village. Follow the road round to the right and at the sharp left-hand bend turn right onto Forge Lane and the property is 100 yards on your right hand side 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 TO FOLLOW



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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.

BARBERS ESTATE AGENTS: Tower House, Maer Lane,
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