Barbers

Helping you move

4 Dunstone Court, Market Drayton, TF9 3GA

The Garden House is a beautiful Three Bedroom former Coach House with Detached Annex – so just perfect for modern flexible living! Conveniently Located in Town Centre in a private gated development.

Offers In Region Of

£350,000

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Overview

- Beautiful Converted Coach House with Detached Annex
- In Convenient Town Centre Location
- Reception Hall, Cloakroom/wc
- Spacious Lounge
- Dining Kitchen with Built in Appliances
- Three Bedrooms
- Master En-Suite Shower Room
- Family Bathroom, Ample Parking
- EPC Rating - C

Brief Description

The property is immaculately presented throughout, with spacious entrance hall, ground floor w.c./cloakroom, lounge with fireplace and the kitchen/dining room with Shaker-style units, integral appliances and a Belfast sink. To the first floor the three bedrooms lead off the landing area – with the master bedroom having en-suite shower room – and family bathroom.

Converted detached annex perfect for extended family living. Externally, The Garden House has wrought iron double gates that lead to an ample driveway and seating area, rear garden with paved patio leading onto a generous lawned garden with a range of mature trees and a useful timber shed.

Location

Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders.
Recorded in the Domesday Book, in 1245 King Henry III granted a charter for the weekly Wednesday market which is still held every Wednesday.

The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle under Lyme, The Potteries, Crewe, Stafford, Telford and Shrewsbury are all within commuting distance.

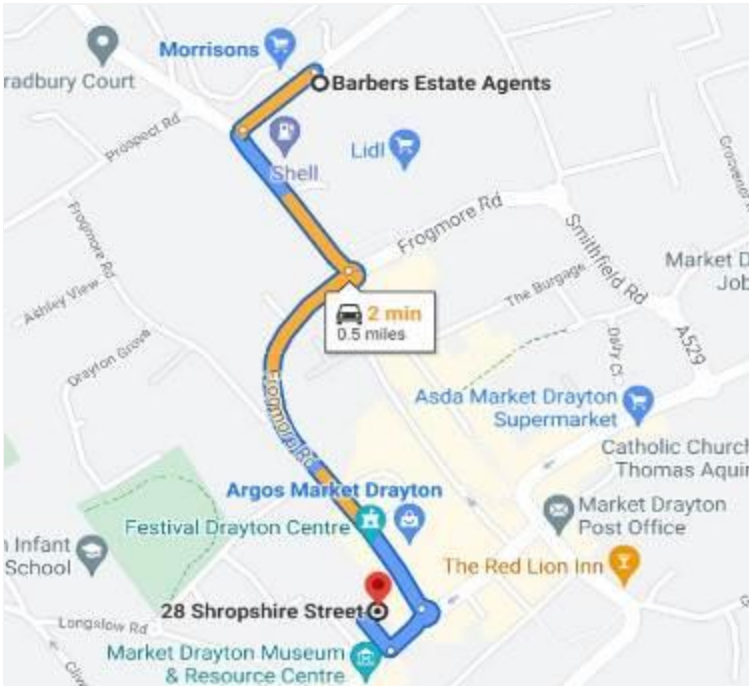
Your Local Property Experts
01630 653641

Useful Information

TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239.
Email: Newport@barbers-online.co.uk

SERVICES: We are advised that mains electric, water and drainage are available with gas fired 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.

LOCAL AUTHORITY: Contact Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: On leaving our office at Maer Lane turn left. At the mini-island turn left and at the next mini island turn right into Frogmore Road. Continue to the end of this road where you will come to a roundabout and turn left on Shropshire Street, where you will find the gated entrance to the development on the right-hand side and Garden House is the second property on the right-hand side

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.

ACCOMMODATION

RECEPTION HALLWAY
12' 5" x 12' 1" (3.78m x 3.68m)

CLOAKROOM/WC
6' 7" x 2' 11" (2.01m x 0.89m)

LOUNGE
17' 0" x 12' 2" (5.18m x 3.71m)

DINING KITCHEN
15' 10 into bay " x 12' 9" (4.83m x 3.89m)

FIRST FLOOR LANDING AREA
18' 7" x 6' 0 max" (5.66m x 1.83m)

MASTER BEDROOM
13' 4" x 12' 8" (4.06m x 3.86m)

EN-SUITE SHOWER ROOM
6' 1 max " x 5' 8" (1.85m x 1.73m)

BEDROOM TWO
12' 3" x 11' 11" (3.73m x 3.63m)

BEDROOM THREE
8' 8" x 5' 8" (2.64m x 1.73m)

MAIN BATHROOM
7' 9" x 5' 7" (2.36m x 1.7m)

THE ANNEX*

OPEN PLAN LOUNGE/KITCHEN
12' 10" x 8' 6" (3.91m x 2.59m)

BEDROOM
10' 1" at widest x 8' 11" (3.07m x 2.72m)

SHOWER ROOM
6' 2" x 5' 1" (1.88m x 1.55m)

*The Annex is for residential use only and cannot be let out.

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

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, TF9 3SH | Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

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 but, please contact us before viewing the property.