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Wyndways

Barbers





Features

- Beautifully Presented Three Bedroom Detached Bungalow with Pretty Landscaped Gardens
- No Upward Chain, Double Garage
- Entrance Hall, Lounge, Dining Room, Conservatory, Dining Kitchen, Utility
- Principal Bedroom with En Suite, Shower Room

BRIEF DESCRIPTION

Wyndways is a beautifully presented Detached Three Bedroom Bungalow set within pretty Landscaped Gardens with plenty of Parking, a Double Garage and far-reaching Countryside Views.

As you swing in through the gates, the property makes a great first impression with a pretty, mature Garden to your right and

Parking for 3-4 Cars in front of the Double Garage doors.

The front door opens to the wide and welcoming Hallway which has two storage cupboards, access to the part-boarded Loft which has light, power and a drop-down ladder - and where the engineered oak doors to the accommodation continue the sense of quality you'll find throughout the property.

To your right is the spacious Lounge, with light flooding in through the bow window that overlooks the front Garden, and a feature fireplace housing an LPG gas fire. The Dining Kitchen has been extended and updated with a good range of Shaker-style units with granite work surfaces, peninsular breakfast bar with induction hob with extractor fan over, integrated oven, steam



oven, warming drawer, tall fridge, dishwasher, and two pull-out larder stores. There are ceiling spotlights and two solar tubes, and an attractive stone floor that runs into the Dining Area which has bifold doors out to the rear Garden.

A part glazed door from the Kitchen leads into the rear Hall/Boot Room off which is the Utility with space for a tall freezer, washing machine and tumble dryer, WC, walk-in drying room and Bedroom Three which is currently presented as a Home Office.

Returning to the Hallway and you'll find the Shower Room with corner shower with power shower, vanity unit housing the WC and hand wash basin, and the airing cupboard. Double French doors from the Hall open into the Dining Room which then has further French doors out to the Conservatory - a wonderful space to sit looking out over the Garden and the long sunsets on a summer's evening. The Dining Room could also be used as a Fourth Bedroom.





The Principal Bedroom is a really good-size and has a large window overlooking the rear of the property, an air conditioning unit and a wall of wardrobes - one of which conceals the entrance to the very generous En Suite Bathroom with exercise area - and another power shower over the bathtub. Completing the accommodation is Bedroom Two - another spacious double room overlooking the front of the property.

The rear Garden is a very special place, and has been professionally landscaped to offer you a patio entertaining space, walled pond, 'Pooh Corner' sitting area, a further dining space and then part of the garden has been nurtured to be a wildflower bee garden - all off-set by wonderful rural views beyond which the sun sets.

LOCATION: The hamlet of Rosehill and the neighbouring village of Tern Hill have a Primary School, Local Convenience Store, Petrol Station with mini-Waitrose, Restaurant, popular Fish & Chip Shop and a Sports Centre, and approximately 5 and 9 miles from the towns of Market Drayton and Newport which both offer a more comprehensive range of shopping and leisure amenities.



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Useful Information

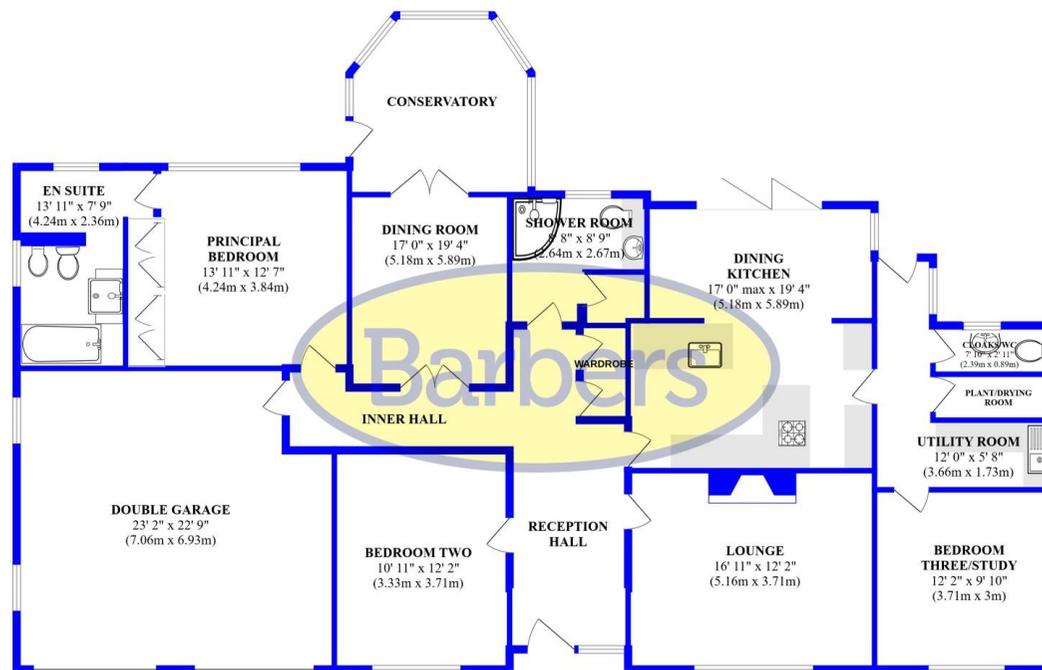
TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH
Tel: 01630 653641 or email: marketdrayton@barbers-online.co.uk

DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury and at Tern Hill Roundabout turn left on the A41 towards Newport. After 1.8 miles turn right on Rosehill Road towards Ollerton, and after one mile the property is on your right and can be identified by our For Sale sign.

SERVICES: We are advised that mains water and electricity are available, with solar panels, air-sourced heat pump for the central heating and hot water, septic tank drainage, air-conditioning unit to Kitchen and Principal Bedroom, and LPG for the Lounge fire. The solar panels are owned by the property. 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>

ENERGY RATING: C **COUNCIL TAX BAND:** E **TENURE:** Freehold **LOCAL AUTHORITY:** Shropshire Council on 0345 678 9002

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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.



MARKET DRAYTON SALES
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