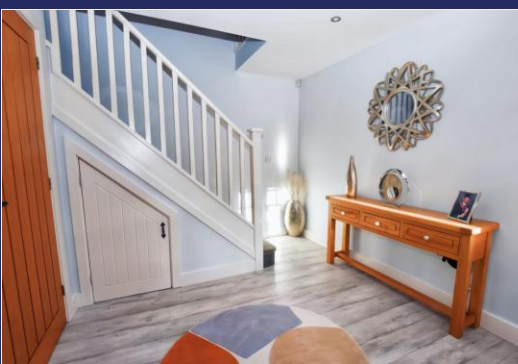




Helping *you* move



## The Garden House, 4 Dunstone Court, Market Drayton, TF9 3GA

Set on a Gated Residential Development in the heart of Market Drayton, The Garden House is a beautifully presented Three Bedroom Detached former Coach House with a One Bedroom Studio Annex - and is offered with No Upward Chain.

Offers In Region Of  
**£395,000**



# The Garden House, 4 Dunstone Court, Market Drayton, TF9 3GA

Helping *you* move

## Overview

- Three Bedroom Detached former Coach House with Studio Annex
- Private Gated Residential Development, Heart of Town Location, No Upward Chain
- Reception Hall, Guest WC, generous Lounge, Dining Kitchen
- Principal Bedroom with En Suite, Bathroom
- One Bedroom Detached Annex
- Driveway Parking, Mature Garden
- Council Tax Band - C, Energy Rating - C



## Brief Description

The light and spacious Reception Hall has stairs to the first floor, access to the Guest WC, and smart flooring that runs throughout the ground floor. To your left is the Lounge which has a feature beam echoing the origins of this lovely barn conversion, and an inset gas fire. To your right is the Dining Kitchen with an excellent range of Shaker-style units with integrated oven with gas hob and extractor fan over, microwave, fridge freezer and washing machine, and a Belfast sink.

To the first floor is the Gallery Landing which has a sky light, airing cupboard and access to the part-boarded loft. The Principal Bedroom has an En Suite Shower Room with corner shower. Bedroom Two is another generous double bedroom, and Bedroom Three is currently used as a Home Office and Dressing Room. Completing the accommodation is the main Bathroom with a bath with electric shower over, wash hand basin and WC.

The Studio Annexe has a Kitchen/Living Room, Double Bedroom and Shower Room. There's Parking to the front for 3-4 cars, and a mature Garden with patio area and two timber sheds.

## Location

The property is within walking distance of Market Drayton town centre. Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.





# Your **Local** Property Experts

01630 653641



## Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services and gas 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  
Tel: 0345 678 9002

**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** From our office on Maer Lane turn left, then left at Nagington's Garage and right on Frogmore Road. After approximately 500 metres turn right through the private gates onto Dunstone Court and the property is the first one on your right hand side.

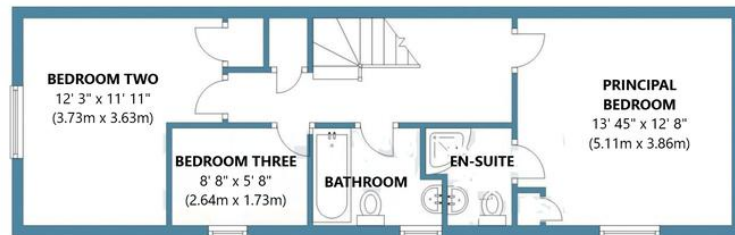
**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

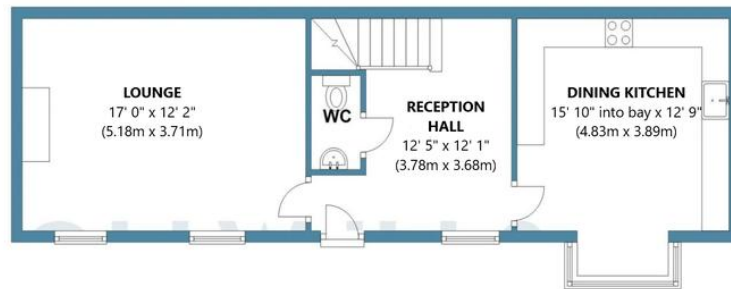




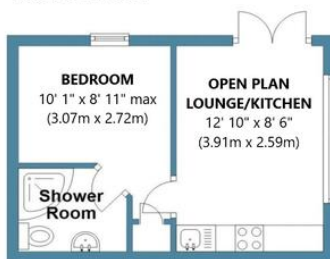
First Floor



Ground Floor



Studio Annex



Floor Plan - Not to Scale

Please use as a Guideline to Layout Only

For indicative purposes only. All measurements are approximate.  
Plan produced using PlanUp.

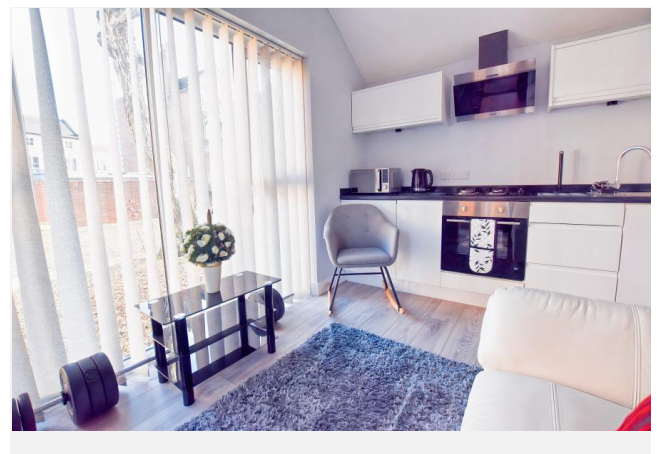
## Studio Annex



## 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**

**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 AGENT:** Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

