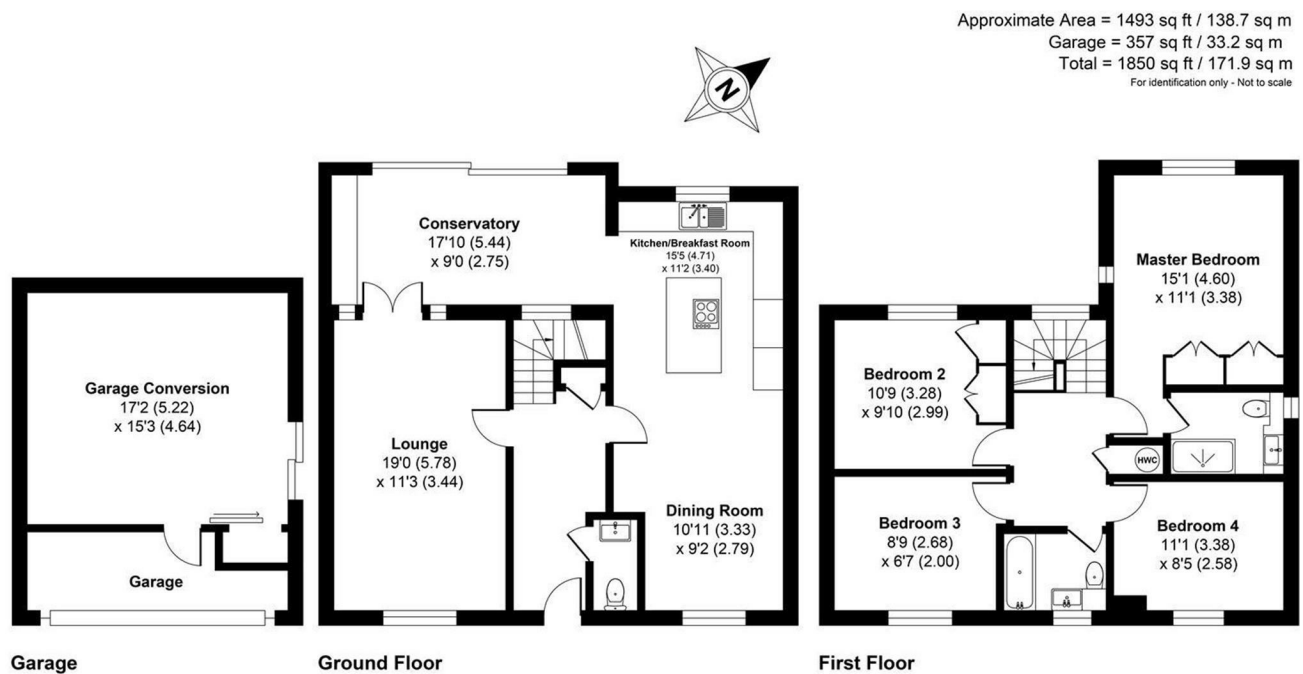


FOR SALE

23 Sandbrook Close, Hinstock, Market Drayton, TF9 2UD



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPM52 Residential) Produced by Lens-Media for Halls.



FOR SALE

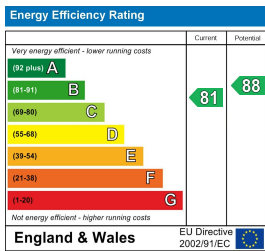
Offers in the region of £450,000

23 Sandbrook Close, Hinstock, Market Drayton, TF9 2UD

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A stunning, recently updated four-bedroom detached family home in the desirable village of Hinstock, occupying a prime position backing onto the village green. Beautifully presented throughout, the property boasts high-quality finishes, an impressive open-plan kitchen/dining/orangery with bi-fold doors, a converted garage providing additional versatile accommodation, and an enclosed rear garden. All four bedrooms are doubles, with the master benefitting from a high specification en-suite. Further highlights include parking for up to six vehicles, solar panels with battery storage, air source heat pump, air conditioning, EV charging and EPC rating B. This exceptional home is a must see.





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Telford Sales
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3 Reception
Room/s


4 Bedroom/s


2 Bath/Shower
Room/s





- Air Source Heating System & Air Conditioning
- Stunningly Presented Throughout
- EPC Rating B
- Parking for up to 6 Cars
- Four Double Bedrooms
- Desirable Village Location

DESCRIPTION

Occupying an enviable position backing directly onto the village green, this four-bedroom detached home has been thoughtfully upgraded to create a high-specification, beautifully presented family residence combining modern luxury with energy-efficient living.

The ground floor offers a welcoming lounge featuring a log-burning stove, creating a warm and inviting space. A modern WC sits off the hallway, while the heart of the home is the impressive open-plan kitchen, dining and orangery area. Flooded with natural light, this space is ideal for both everyday family life and entertaining, with bi-fold doors opening directly onto the enclosed rear garden. The kitchen is finished to a high standard and includes an instant hot water tap, complemented by quality fittings throughout. Air conditioning serves this area, ensuring year-round comfort. The orangery also features underfloor heating.

The former double garage has been professionally converted, complete with full building regulation approval, to provide a versatile additional reception room, home office or snug, also benefitting from air conditioning. Useful storage has been retained to the front of the garage.

Upstairs, the property offers four generously sized double bedrooms, including a master bedroom with en-suite shower room and air conditioning. The remaining bedrooms are served by a modern family bathroom, all finished to an excellent standard.

Externally, the enclosed rear garden provides a private and peaceful outdoor space, while the front of the property offers generous off-road parking for up to six vehicles. The home enjoys a prime outlook and direct access to the village green, enhancing both the setting and lifestyle appeal.

This future-proofed home further benefits from an air source heat pump supplying heating and hot water, solar panels with approximately 9.5kW battery storage, and an EV charging point on the driveway, delivering impressive energy efficiency and reduced running costs.

Presented in immaculate condition throughout, this is a truly stunning property that must be viewed to be fully appreciated.

LOCATION

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE
19 x 11'3

KITCHEN
15'5 x 11'2

DINING ROOM
10'11 x 9'2

ORANGERY
17'10 x 9'0

WC.

FIRST FLOOR

BEDROOM ONE
25'11 x 11'1

EN-SUITE

BEDROOM TWO
10'9 x 9'10

BEDROOM THREE
8'9 x 6'7

BEDROOM FOUR
11'1 x 8'5

BATHROOM

EXTERNAL

GARAGE CONVERSION
17'2 x 15'3

GARDEN

LOCAL AUTHORITY
Shropshire Council

COUNCIL TAX BAND
Council Tax Band: E

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.