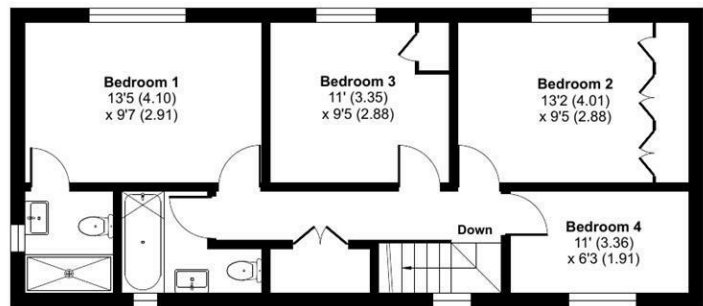


FOR SALE

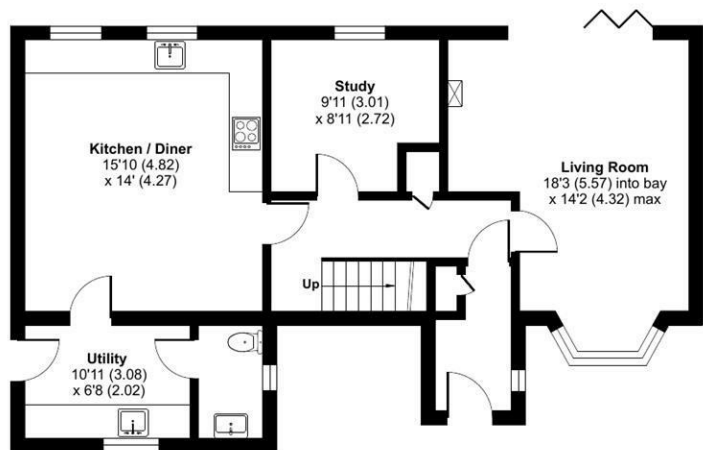
6 Church Meadows, Mucklestone Road, Norton-In-Hales, Market Drayton,
Shropshire, TF9 4AN



Approximate Area = 1384 sq ft / 128.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2025. Produced for Halls. REF: 1252146



FOR SALE

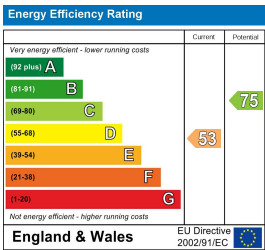
Offers in the region of £399,995

6 Church Meadows, Mucklestone Road, Norton-In-Hales, Market Drayton, Shropshire, TF9 4AN

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



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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FOR SALE

Village Centre 200 metres, Market Drayton 3 miles,Whitchurch 19 miles, Newport 15 miles and Shrewsbury 25 miles. All distances are approximate.



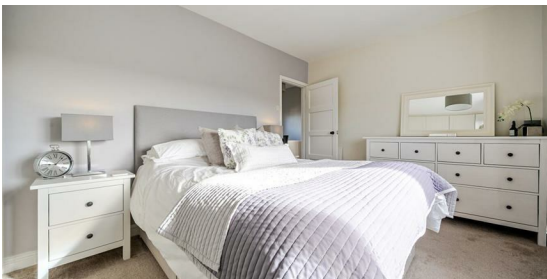
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- **Extended Semi Detached Family Home**
- **Village Location & Wonderful Views**
- **Hall, Living Room, Study/Diner**
- **Kitchen/Diner, Utility & W.C**
- **4 Bedrooms & two bathrooms**
- **Landscaped Gardens, Greenhouse**
- **Parking for 4 cars, Double Garage**
- **Viewing Highly Recommended**

Location
The property is situated at the end of the cul de sac and backs onto fields with a South West view. The village of Norton in Hales is very popular for residents and is still thriving as it has a local school, tennis & cricket club and local pub! The village has good access to the local town of Market Drayton which is about 3 miles away. There are local and High Street shops there, swimming baths, sports clubs and secondary school.

The A53 is 2.5 miles away which gives excellent access to Shrewsbury, Telford, Whitchurch, Newport and Stafford where there is access to the high speed rail network.

Brief Description
This wonderful extended family home is presented to an exceptional standard and offers spacious family accommodation. The property briefly comprises entrance hall, living room with log burner and bi fold doors to the patio and gardens. There is a study / diner, large kitchen / diner, utility room and cloaks with W.C.

To the 1st floor is a master bedroom with wonderful views and en-suite shower room. There are three further bedrooms and a family bathroom. The property has a detached timber framed double garage, drive suitable for 3 or 4 cars and landscaped gardens to the rear including a child's treehouse and a chicken coop.

The house has double glazed windows and a modern oil fired central heating system.

Accommodation Comprises
Front entrance door opens into the entrance hall. There is attractive floor tiling, bench seat and coat hooks above. There is also a radiator and double glazed window and under stairs store cupboard. Door through to the

Inner Hall
Double glazed window to the front, open understairs store and cloaks cupboard.

Living Room
Feature log burning stove with brick surround, wooden wall panelling to one wall and bi fold doors to the patio and rear garden. There is also a double glazed window to the front and a radiator.

Dining Room / Study
Double glazed window overlooking the rear garden and fields beyond, store cupboard and a radiator.

Dining Kitchen
Wide range of base and wall mounted units, extensive work tops, inset drainer sink unit and double glazed windows overlooking the gardens and surrounding countryside. The kitchen has an electric range style cooker. integrated dishwasher and fridge. There is a further double glazed window to the side, tiled floor and inset spotlights to the ceiling.

Utility Room
Base and wall mounted units, worktop surface with inset drainer sink unit. Below the worktop is space for a tumble dryer and washing machine. There is a double glazed window to the front and half double glazed side entrance door.

Cloakroom
White suite comprising low flush W.C, feature sewing machine wash hand basin, double glazed window, tiled floor and towel radiator.

1st Floor Landing
Stairs ascend from the hall to the landing where there is a double glazed window to the front, double doors to linen store cupboard and there is a loft hatch to a part boarded loft.

Bedroom One (rear)
Double glazed windows with amazing views over the gardens and surrounding countryside, radiator and light point.

En Suite
Modern white suite comprising double shower enclosure, low flush W.C, vanity unit with wash hand basin. There is a towel radiator, double glazed window and tiled floor with under floor heating.

Bedroom Two (rear)
Double glazed windows with amazing views over the gardens and surrounding countryside, radiator and light point. There are a range of fitted wardrobes across one wall.

Bedroom Three (rear)
Double glazed windows with amazing views over the gardens and surrounding countryside, radiator and light point.

Bedroom Four (front)
Double glazed windows to the front, feature half wall panelling to two walls, light point and radiator.

Family Bathroom
Modern white suite comprising panelled bath with shower over, low flush W.C, vanity unit with wash hand basin, towel radiator and a double glazed window. There is a tiled floor with underfloor heating.

Outside
The property is accessed at the end of Church Meadow to a tarmac drive suitable for 3 or 4 cars. The drive continues to the detached double garage where there is storage space to the rear and a shed. There are flower borders to the front and an externally located oil fired boiler. There is a gate that leads down to the side of the house where there is a log and bin storage area, external power sockets and picket style gate to the main garden.

The landscaped rear garden comprises large paved seating area with pergola, bench style seating and raised flower beds. There is a garden shed with power, timber framed greenhouse, lawn and childrens play area. At the bottom of the garden is a tree house with solar powered USB point and adjacent to that is a chicken coop.

Double Garage
The garage has two double doors to the front, power, lighting and a mezzanine storage area.

Viewing Arrangements
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com WH1585 240225

Directions
From the Gingerbread Man pub roundabout in Market Drayton drive along the A53 towards Loggerheads for about a mile and turn left for Betton & Norton in Hales. Drive along Byways for just over 1/2 a mile and turn right and continue along the road until you enter Norton in Hales. Drive through the village and turn right into Church Meadow and then turn right again and the property is located at the bottom of Church Meadow.

What 3 Words: waltzes.crispier.cards

Council Tax - Shropshire
The current Council Tax Band is 'C'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services
We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

Tenure - Freehold
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.