



# Estate Agents Letting Agents Surveyors & Valuers

23 - 25 High Street

Newport

Shropshire

TF10 7AT

01952 812519

[sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)



**Poppy Bank House Newport Road, Hinstock, TF9 2TL**  
**Offers Over £400,000**



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## AVAILABLE WITH NO UPWARD CHAIN

Poppy Bank House is an architecturally individually and designed detached house originally built c 2006 having been further extended to provide well presented and adaptable large accommodation for the modern family to include four good sized bedrooms, three reception rooms and a modern breakfast kitchen, utility room and double garage.

The country village of Hinstock has a thriving community which benefits from a primary school, shop with Post Office, village hall, parish church and Methodist chapel, as well as various leisure facilities. The close-by larger towns of Newport and Market Drayton have a wide variety of shops, supermarkets and leisure facilities, as well as primary and secondary schools. Poppy Bank House is within easy commuting distance of Telford, Shrewsbury and Stafford, with their mainline train stations, and the A41 provides direct access to the M54 and West Midlands to the south and Chester/Wales to the north.

The flexible accommodation has been well maintained by the current owner and includes double glazing throughout with sealed units and benefits from oil fired central heating. In more detail:-

### RECEPTION HALLWAY

with double glazed panelled entrance door and side screen. Useful understairs storage cupboard. Radiator and front aspect window.

### LOUNGE

16'0" x 14'5" (4.9m x 4.4m ) having a tiled Inglenook recess incorporating a contemporary multi fuel burner with front and side aspect windows. Radiator and coved finish to the ceiling.

A square archway opens to the recently extended

### SUN ROOM/ SNUG

10'4" x 9'4" (3.16m x 2.86m) being a very light room enjoying views of the rear garden with uPVC double glazed windows and 'french;' style doors on all sides. Inset ceiling spot lights and engineered wood flooring. Radiator.

### BREAKFAST KITCHEN

16'3" x 13'7" (4.97m x 4.15m) with a range of modern white high gloss finished cabinets comprising base and wall mounted cupboards + drawers having wood effect work surfaces and complimentary wall tiling. Inset stainless steel sink and drainer unit. HOTPOINT eye level double oven with separate 4 ring ceramic hob and extractor hood above. Integrated dishwasher. Central island having matching base cupboards below. Double glazed window front aspect and double doors opening to the rear garden. Radiator.

Slate effect ceramic tiled floor continues to the open plan:-

### FAMILY/DINING ROOM

11'9" x 9'0" (3.6m x 2.75m) having inset ceiling lights. Radiator. Door and side screen with rear aspect.

### UTILITY ROOM

11'10" x 5'1" (3.62 x 1.55m) with ceramic tiled floor continued from the kitchen having birch effect fitted cupboards and drawers and courtesy work surfaces. Inset stainless steel sink and drainer. Space and plumbing provision for washing machine and tumble drier. Wall mounted oil central heating boiler. Courtesy external door.

### GUEST CLOAKROOM

having wall tiled to half height. Wash hand basin. Close coupled WC. Radiator and double glazed window

Stairs from the hallway rise to the first floor LANDING having front aspect and radiator.

### MASTER BEDROOM

10'3" x 9'2" (3.13m x 2.80m) having Velux style rooflights and uPVC double glazed windows with rear aspects. Radiator and inset ceiling lights. Includes a WALK-IN DRESSING ROOM with fitted wardrobe, drawers and hanging rails.

### ENSUITE SHOWER ROOM

being fully tiled used as a wet room with walk-in shower having 'rainfall' shower head and modesty screen. Close coupled WC. Inset circular wash basin and wooden surround. Chrome faced ladder radiator.

### GUEST BEDROOM

11'4" x 10'10" (3.47m x 3.31m) with front and side doubled glazed aspect windows. Built-in wardrobe and hanging rail. Radiator.

### ENSUITE SHOWER ROOM

having tiled shower cubicle and mains shower unit. Close coupled WC. Pedestal wash hand basin and tiled splashback. Radiator.

### BEDROOM 3

13'0" x 11'5" (3.97m x 3.50m) with recess for wardrobe. Radiator and double glazed rear aspect window. Internal door into:-

### FAMILY BATHROOM

having a complete white suite comprising panelled bath and tiled surround. Separate tiled shower cubicle. Close coupled WC. Pedestal wash hand basin. Radiator. Double glazed window.

### BEDROOM 4

11'1" x 7'11" (3.40m x 2.42m) with front aspect double glazed window. Radiator. Access hatch to loftspace.

## OUTSIDE

The property is approached over a wide brick paved driveway providing ample space for several vehicles leading to the detached DOUBLE GARAGE (5.68m x 5.12m) having two up/over doors. Access to loft space providing useful storage space and electric light. Power and light.

Paved steps lead to enclosed front garden area set back from the road laid to lawn and well stocked borders having a variety of mature plants and shrubs etc. Wooden gates either side of the property open to paved pathways leading to the walled rear garden being very private and providing a sunny aspect. A full width patio area and shaped lawn lead to a bespoke, elevated timber decked and seating area built by the current owner to further enjoy the rear garden. Brick built BBQ. Water tap.

## Additional Information

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, that the property is in Band E

EPC RATING: C (69)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, and drainage are connected. The house is heated by an oil fired central heating system

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519  
Email: sales@tempertons.co.uk

DIRECTIONS: From the Newport High Street, proceed through Lower Bar, across the roundabout by the Shell Petrol Station and TFM stores, to the A41. Turn left onto the A41, continuing on this road for approximately 3 miles. Take the right hand turn into Hinstock (towards Market Drayton), proceed along the road for a short distance and the property can be found on the left hand side.

## Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask

a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

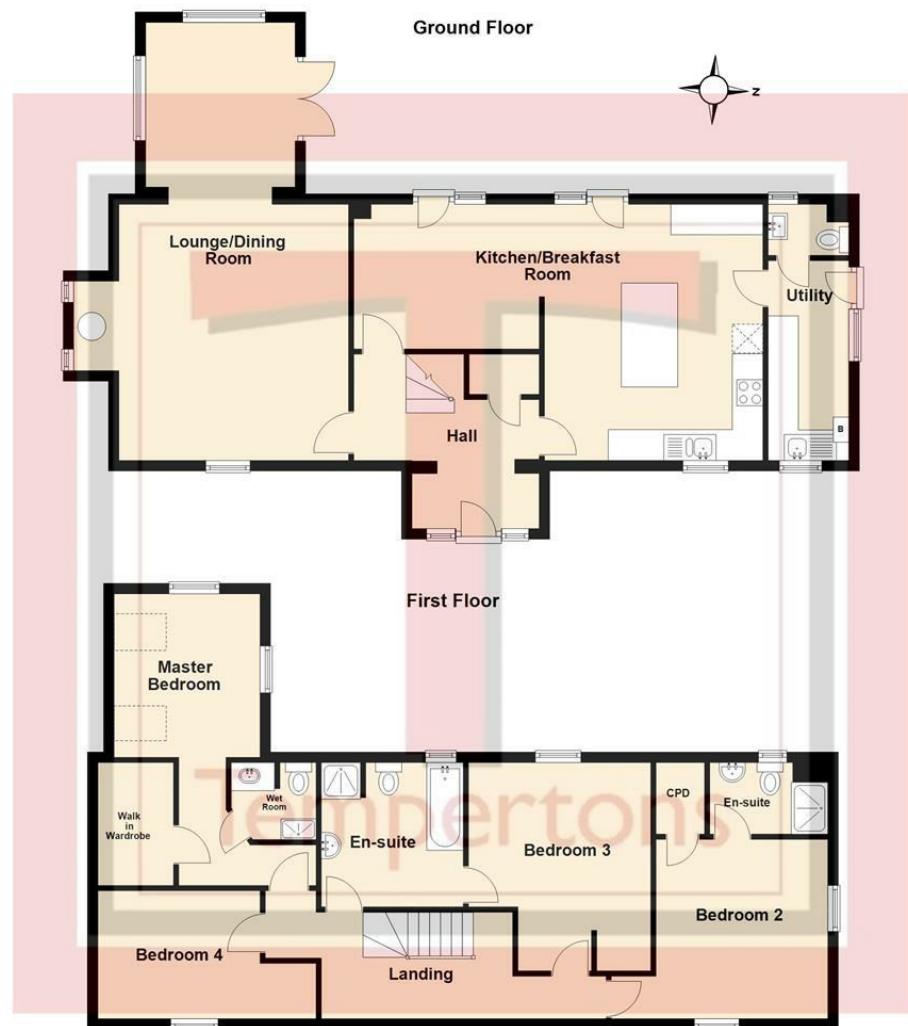
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Plan produced using PlanUp.

**Poppy Bank House, Hinstock, Market Drayton**

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