



Griffin House Griffin Close

Norton-In-Hales, Market Drayton, TF9 4QZ

Its time to put a spell on you, but we don't need Harry Potter or the house GRYFFINDor because once you have set your sights on GRIFFIN House you will be instantly under its spell. Positioned on a corner plot in the extremely sought after location of Norton-In-Hales it is one not to be missed. The spacious accommodation on offer is finished to show home quality and comprises a welcoming reception hall with access to a large open plan kitchen/dining room, lounge with log burner, four double bedrooms with the master suite complete with dressing area and en-suite and family bathroom. Externally the property benefits from a sizeable corner plot with wrap around manicured lawned area, framed with established trees to add privacy. A raised decked seating area and paved patio areas make the garden the perfect outdoor space for entertaining. To the front there is ample off road parking leading to the integral garage and a further lawned area. Positioned in the heart of the sought after village of Norton-In-Hales, which has won awards for 'the best kept village', close to local public houses and schooling and a short drive away from Market Drayton. Now GRIFFIN house has you in a trance its about time you had a look inside, call today to book a viewing.

Offers in excess of £400,000

Griffin House Griffin Close

Norton-In-Hales, Market Drayton, TF9 4QZ



- STUNNING DETACHED PROPERTY
- MODERN KITCHEN/DINER
- EN-SUITE & BATHROOM
- EXTREMELY SOUGHT AFTER LOCATION
- FINISHED TO A HIGH STANDARD
- FOUR DOUBLE BEDROOMS
- PRIVATE CORNER PLOT
- LOUNGE WITH LOG BURNER
- DRESSING AREA TO MASTER
- OFF ROAD PARKING & GARAGE

GROUND FLOOR

Entrance Hall

8'2" x 3'8" (2.49 x 1.12)

The property has a double glazed entrance door to the front aspect. Tiled flooring. Radiator.

Cloakroom

7'8" x 3'8" (2.34 x 1.14)

A double glazed window overlooks the front aspect. Fitted with a low level W.C and wash hand basin with tiled splashback. Tiled flooring and radiator.

Reception Hall

14'0" x 10'5" (4.27 x 3.18)

A glazed door leads from the entrance hall and access door into the garage. Stairs leading to first floor. Radiator.

Lounge

21'1" x 12'11" (6.43 x 3.94)

A double glazed window overlooks the rear aspect coupled with double glazed sliding doors leading out to the rear garden. Open fire place housing log burner. Television point and two radiators. Double doors lead into the kitchen/diner.

Open Plan Breakfast Kitchen & Dining Room

Breakfast Kitchen

11'6" x 11'6" (3.53 x 3.53)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with island breakfast bar with built in storage. Coordinating granite work surfaces and

inset stainless steel sink unit and drainer.

Integrated appliances include electric oven and hob with cooker hood above, microwave and steamer, fridge/freezer, dishwasher and wine cooler. Partly tiled walls and wall mounted vertical radiator.

Dining Room

11'6" x 10'4" (3.53 x 3.15)

Double glazed sliding doors lead out to the side aspect. Space for table and chairs.

FIRST FLOOR

First Floor Landing

9'10" x 5'8" (3.00 x 1.75)

A double glazed window overlooks the front aspect. Airing cupboard housing hot water cylinder. Loft access hatch. Radiator.

Master Bedroom

16'7" x 11'8" (5.08 x 3.56)

A double glazed window overlooks the side aspect. Ceiling spotlights and radiator.

Dressing Area

Fitted wardrobes with sliding doors. Ceiling spotlights.

En-Suite

8'2" x 3'8" (2.49 x 1.14)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

Bedroom Two

17'1" x 10'0" (5.23 x 3.07)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

13'1" x 10'2" (3.99 x 3.1)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Four

12'11" x 10'5" (3.94 x 3.2)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

9'8" x 7'8" (2.95 x 2.36)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath and separate shower unit, low level W.C and vanity hand wash basin. Ceiling spotlights, shaver point and extractor fan. Ladder style towel radiator.

EXTERIOR

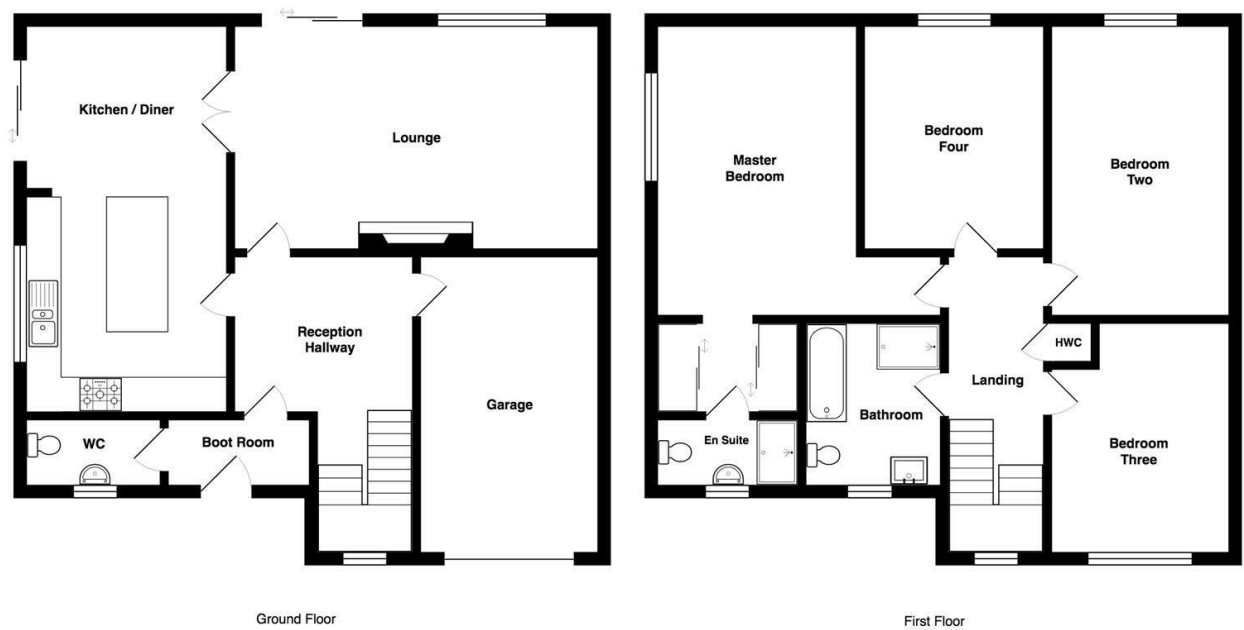
The property sits on sizeable corner plot with manicured lawned gardens sweeping around the side and rear of the property, established trees frame the garden and add privacy. A raised decked seating area and paved patio areas make for the perfect outdoor entertaining space and garden shed. To the front the property benefits from off road parking and a further lawned area.

Integral Garage

Up and over door, power and lighting and access door into the main house. Space and plumbing for washing machine and tumble dryer.



Floor Plan



Floorplan is for illustrative purposes and is provided as a guide only.
We accept no responsibility for any mistake or inaccuracy contained within the floorplan.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

