

£369,995

James Du Pavey  
INDEPENDENT ESTATE AGENTS



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## 5 REASONS WHY WE LOVE THIS BUNGALOW:

- 1 One of just eight bungalows on this prestigious gated development within the very much sought-after village of Norton in Hales.
- 2 One of a kind on the development this two bedroom bungalow boasts two bathrooms, a kitchen diner and separate living room along with an integrated single garage
- 3 A high quality, standard specification including integrated Neff and Quooker appliances, Porcelanosa tiling in the bathrooms and a combination of Karndean and luxury carpets throughout
- 4 Built by Belford Homes, the local developer, renowned for the high specification builds and attention to detail both internally and externally
- 5 Offered at a key in the door price to include the conveyancing fees, search fees and land registry fees



EPC: B

Norton In Hales

The Edale, Norton Meadows, Main Road, Norton in Hales, Shropshire, TF9 4FL

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Being that little bit different makes this bungalow, extra special! Just one of a kind, The Edale sits proud in the corner of the development with two double bedrooms, two bathrooms and an integrated single garage. The Secure by Design composite door opens into the entrance hallway having oak doors into each room along with storage cupboards to hang your coats and hide the shoes along with Karndean flooring and LED lighting to draw you through the bungalow. The Living accommodation is to the rear of this bungalow with the kitchen diner becoming the star of the show having bi-folding doors opening out into the garden from the dining area and a large kitchen by Lanzet fitted with a range of base and wall units finished with quartz worktops having matching splash backs and cills. Neff appliances are all integrated including a full size fridge freezer, hide & slide single oven, microwave oven, induction hob and a full size dishwasher along with a Quooker 3 in 1 tap. The room will be finished with Karndean flooring and LED lighting throughout. The laundry room is separated from the kitchen but compliments it in style with matching units and finishes as well as a Neff washing machine and condensing dryer. The second reception space is a cosy lounge with feature wall having built in electric fire and LED lighting along with window facing out to the rear garden and television connections. The master bedroom is to the front of the property having built in wardrobes by Gooding Group with LED lighting inside along with access into the en suite bathroom, fitted with a range of Vitra and Vado sanitary ware having Porcelanosa tiles to the walls and flooring. The main family bathroom mirrors the en suite and is accessed from the main hallway whilst the second bedroom sits snug between the bathrooms and kitchen with further fitted wardrobes by Gooding Group with LED lighting inside. The garage is accessible from the driveway with remote controller door and houses the gas powered combi boiler. Outside, the attention to detail continues with lighting all of the way around the bungalow and both power and water points to both the front and the rear. The front and rear gardens are landscaped with patio space, planted beds and lawns. This bungalow is one of a kind on this development, get in touch to make your enquiries now.

#### The Developer

Belford Homes is a small, independent house building company located in Market Drayton. Incorporated in 2014 by Founder and Managing Director, Tim James, Belford Homes has developed into an established housing development firm that builds contemporary, new build homes across Shropshire. Belford Homes work closely with a variety of local suppliers to construct a diverse collection of new build homes aimed at providing the perfect home for first-time buyers through to families across Shropshire with sites in Norton in Hales, Market Drayton and Woore, with future developments expanding further across Shropshire. The team of exceptionally skilled workers have a hands-on approach, building to the highest specification using only the best quality materials. With a wealth of experience in the construction industry, Belford Homes pride themselves on

meticulous attention to detail and the ability to consistently build the perfect homes designed to suit all discerning homeowners. They are committed to adding a personal touch to each of their homes, allowing homebuyers to personalise elements of their home at early stages of construction. When you purchase with Belford Homes, you are guaranteed not just a house, but a home personalised just for you.

#### The Development - Norton Meadows

Norton Meadows is a prestigious development of just eight, 1, 2 and 3 bedroom detached bungalows set within the popular village of Norton in Hales, Shropshire. With four house types designed and built by the local developers, Belford Homes, have created a unique gated development encompassing everything that you could possibly want from a semi rural home within the Shropshire Countryside. The development sits just on the edge of the village with access to neighbouring Market Drayton and links to other villages and towns near by.

#### Location - Norton in Hales

This fantastic development is located within the picturesque village of Norton in Hales, Shropshire just four miles from Market Drayton. Gold medal winners of Britain In Bloom, Norton in Hales has many successes exploiting its' beauty as a village. The village is perfect for a countryside family lifestyle. Amongst the stunning scenery, the village includes a thriving primary school and sporting facilities including tennis, cricket and bowls. Take a short drive into the nearest town of Market Drayton where you will find everything that you need including supermarkets schools, independent retail outlets, bars and restaurants, banks and a medical practice.

#### Choices

Belford Homes want you to put your own stamp on this home and do this by giving you a list of options to choose from, right at the beginning allowing you to personalise it at no extra cost. You will be able to make the decision on colours schemes, fixtures, fittings and floor coverings in every room throughout the property to truly make it your own.

#### Upgrades

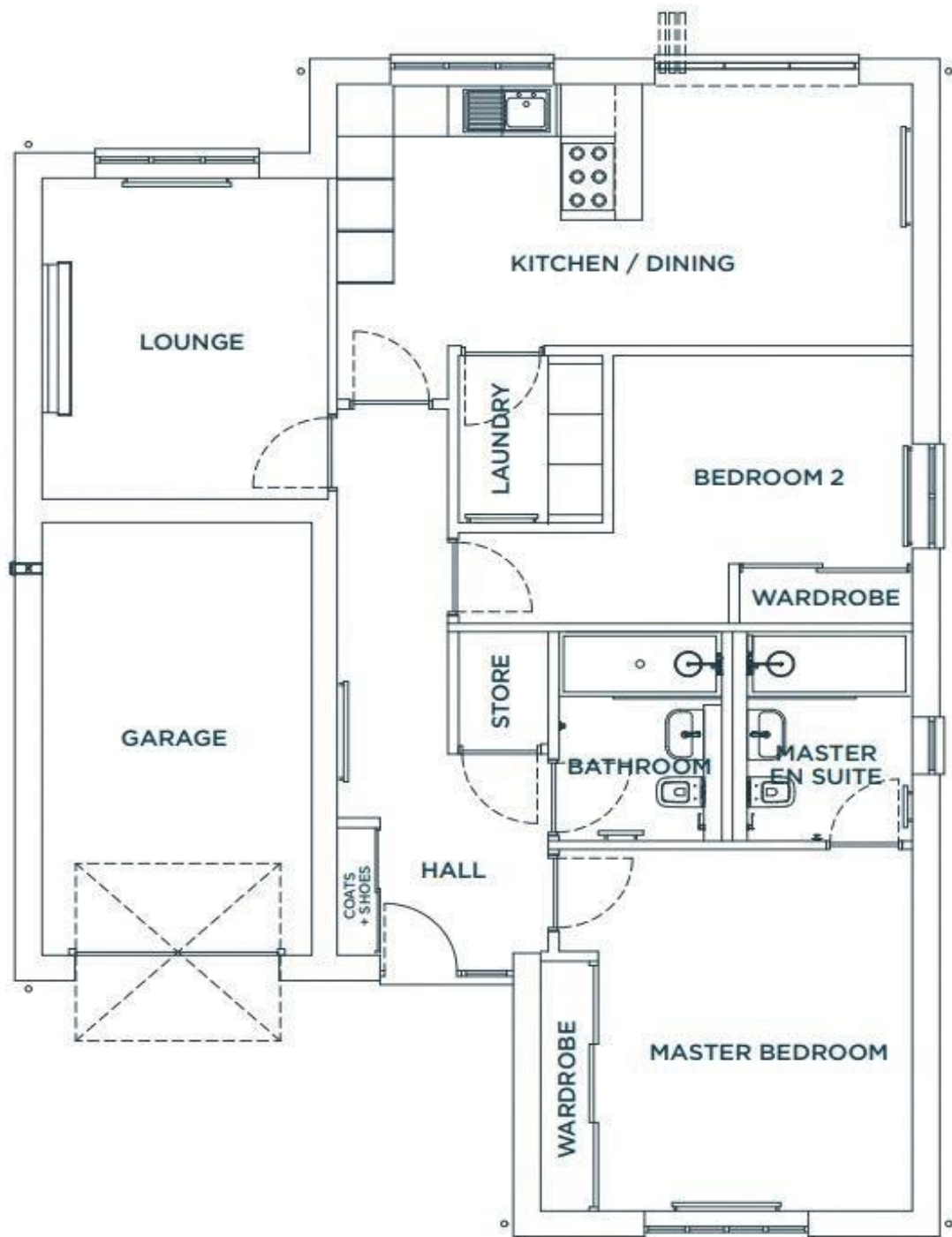
Whilst the standard specification of this home is already exceptional, Belford Homes appreciate, sometimes you like to add a little more so have also come up with a list of upgrades in addition to those fabulous choices that you have already made, that can be added on and will be discussed with you throughout the build.

#### Estate Management

Costs are to be confirmed - there will be a small annual charge for maintenance of communal areas within the development.



James Du Pavey Eccleshall



Kitchen / Dining	20'7" x 10'2"	Master En Suite	8'0" x 6'5"
Laundry	6'5" x 5'2"	Bedroom 2	10'8" x 10'4"
Lounge	12'4" x 10'2"	Bathroom	8'0" x 5'9"
Hall	8'5" x 7'6"	Store	4'3" x 3'3"
Master Bedroom	14'0" x 13'3"		

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# Norton Meadows

Norton in Hales



- Newbury
- Oakley
- Edale
- Ashwick



[belfordhomes.co.uk](http://belfordhomes.co.uk)

Site plans are intended for illustrative purposes only and should be treated as general guidance only. The layout including parking arrangements, play areas and public open spaces may change to reflect changes in the planning permission for the development. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

Exclusive Sales Agent

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## Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

## Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

## Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

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