



## 10 Napley Drive, Norton-In-Hales

£550,000 Freehold



Spacious Four Double Bedroom Family Home with two bathrooms, including a principal en-suite. • Three Versatile Reception Rooms offering flexible living, dining, working and entertaining space. • Stunning Countryside Views enjoyed from the sitting room, rear bedrooms and garden. • Large, Mature Rear Garden featuring extensive lawns, a fish pond, established planting and patio seating areas. • Sought-After Village Location in Norton-in-Hales, close to the village pub, primary school and within easy reach of Market Drayton.



Some homes simply tick boxes. Others paint a picture. At 10 Napley Drive, every window frames a view, every room offers flexibility and every corner invites you to put down roots and watch life bloom. Set within the sought-after village of Norton-in-Hales, this fantastic four-bedroom, two-bathroom family home enjoys generous living space, a wonderfully large garden and uninterrupted countryside views that provide a beautiful backdrop to everyday life.

Step through the front door and into a welcoming entrance hall, where tiled flooring sets a practical tone and doors guide you through the ground floor, while the staircase gently leads the way upstairs. The living room is a wonderfully inviting space and the perfect place to gather whatever the season. Soft carpeting underfoot creates a cosy atmosphere, while a charming bow window draws natural light into the room. Taking centre stage is a Clearview log burner nestled within an exposed brick surround, creating a focal point that's sure to spark conversations and keep everyone feeling toasty when the evenings draw in. A useful under stairs storage cupboard provides handy space for everyday essentials. Flowing seamlessly from here is the sitting room, a wonderfully bright retreat where the outside almost feels part of the room itself. Large sliding doors flood the space with natural light while perfectly framing the stunning garden and far-reaching countryside views beyond. Whether enjoying your morning coffee, hosting guests or simply watching the seasons change, this room allows you to sit back and soak it all in. The kitchen serves as the heart of the home, offering a fantastic amount of space for both cooking and gathering. Tiled flooring continues underfoot, while an array of warm wooden cabinetry is complemented by practical worktops and integrated Bosch appliances. Dual access to the garden makes outdoor dining effortless, while internal doors provide easy connections to both the utility room and dining room. The dining room offers yet another versatile reception space and demonstrates just how adaptable this home can be. Currently arranged as a formal dining room, it could just as easily become a playroom, home office, snug, hobby room or additional sitting room depending on your family's needs. Whatever chapter life is in, this room is ready to grow alongside it. Neighbouring the kitchen, the utility room provides excellent additional workspace with further cabinetry, worktops and a sink. From here, you can access the garden, the integral garage and a convenient ground-floor cloakroom, helping everyday life run smoothly behind the scenes.

Upstairs, the home continues to impress with four genuine double bedrooms and two bathrooms. The principal bedroom offers a peaceful sanctuary, complete with built-in mirrored sliding wardrobes, a front-facing window and a private en-suite shower room. Finished with extensive tiling, the en-suite includes a corner shower, WC, vanity unit and heated towel radiator. Bedroom two is particularly generous and currently accommodates both a double and single bed with ease, highlighting its impressive proportions and versatility for growing families or visiting guests. Bedrooms three and four sit at the rear of the property and enjoy arguably some of the best seats in the house, with beautiful countryside views stretching beyond the garden. Bedroom four also benefits from useful built-in storage. Completing the first floor is the family bathroom, fitted with a full-sized bath, wash basin, WC, heated towel radiator and additional built-in storage.

Outside is where this home truly comes into its own. The substantial rear garden offers an abundance of lawn space, creating endless opportunities for children to play, pets to explore or keen gardeners to let their imagination blossom. A charming fish pond adds character and tranquillity, while a variety of established planting beds filled with trees, shrubs and seasonal colour create interest throughout the year. Multiple patio areas provide ideal spots for outdoor dining, summer barbecues or simply relaxing with a glass in hand while enjoying the spectacular open views that stretch beyond the garden boundary. To the front, a driveway and integral single garage provide excellent off-road parking and practical storage solutions.

Positioned within the welcoming village of Norton-in-Hales, the property enjoys close proximity to local amenities, a highly regarded primary school and a fantastic village pub. Market Drayton is just a short drive away for a wider range of shops, services and everyday conveniences.



Spacious four-bed, two-bath home in Norton-in-Hales with flexible living, large garden, stunning countryside views, garage, and driveway. Close to amenities, school, and village pub. Council Tax band: E

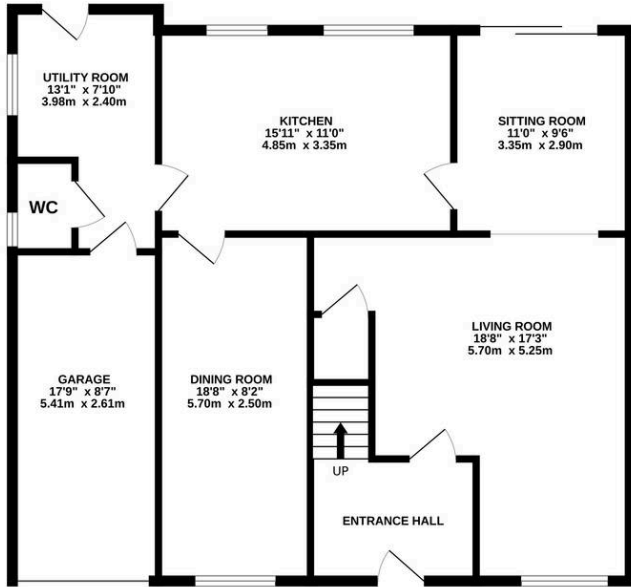
Tenure: Freehold

EPC Energy Efficiency Rating: D

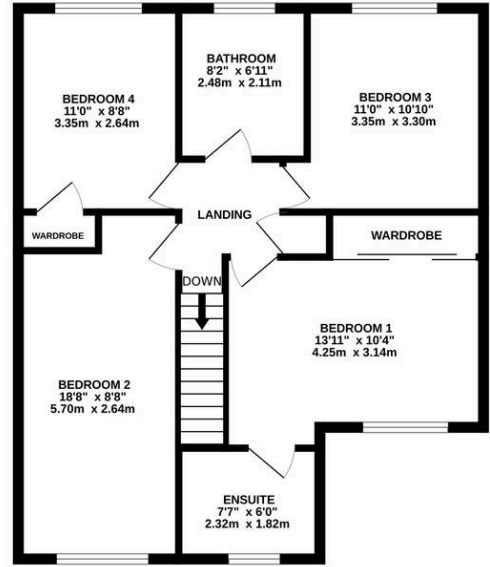
EPC Environmental Impact Rating: E



GROUND FLOOR  
997 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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