



£350,000



TENURE: **Freehold**



EPC RATING: **B**



COUNCIL TAX BAND: **E**

Market Drayton

Blandford Way
Market Drayton Shropshire



You will find nothing 'bland' about this modern detached house which offers fantastic living space fit for a family and is well presented throughout.

The contemporary living style includes a recently refitted breakfast kitchen which has a full range of integrated appliances, a spacious through lounge with French doors and separate dining room, each room having bay windows. There is also a downstairs guest WC and en-suite shower room to the largest of the four bedrooms and family bathroom. A double width cobble style paved driveway provides parking and access to garage. The rear garden has been landscaped and ideal for relaxing.

- Modern Four Bedroom Detached House
- Spacious Bay Fronted Lounge & Dining Room
- Redesigned & Refitted Breakfast Kitchen
- Guest WC, En-Suite & Family Bathroom
- Landscaped Rear Garden With Pergola
- Double Width Driveway & Garage

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

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Entrance Hallway

Access is through a composite front entrance door with stairs off to the first floor. Corner cupboard, open plan to the kitchen and door off to the guest WC.

Guest WC

Fitted with a pedestal wash basin with tiled splash back and mixer tap and low level WC. Radiator and double glazed window to the front.

Lounge 21' 4" x 11' 3" (6.5m x 3.42m)

A generous sized lounge which has two radiators, double glazed French doors to the rear garden and double glazed bay window to the front.

Dining Room 9' 2" x 12' 9" (2.79m x 3.88m)

Radiator and double glazed bay window to the front.

Breakfast Kitchen 11' 8" x 15' 2" (3.55m x 4.62m)

Having a restyled fitted kitchen with a range of base and wall units, resin work tops to two sides and high gloss splashback. Integrated appliances include five burner gas hob, separate oven and microwave, fridge/freezer, dishwasher and washing machine. Double glazed French doors to the rear garden.



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Landing

Having loft access, airing cupboard and radiator.

Bedroom One 13' 4" x 11' 6" (4.07m x 3.5m)

A generous sized double bedroom with fitted wardrobes with sliding doors. Radiator and double glazed window to the front.

En-Suite Shower Room 7' 10" x 4' 6" (2.38m x 1.38m)

Fitted with a contemporary white suite comprising tiled shower cubicle with mains fed shower, pedestal wash basin with mixer tap and low level WC. Part tiling to the walls around the suite area, heated towel rail and double glazed window to the side.

Bedroom Two 12' 2" x 11' 6" (3.7m x 3.5m)

Another generous sized room with radiator and double glazed window to the front.

Bedroom Three 11' 9" x 12' 7" (3.58m x 3.83m)

Another generous sized room with fitted wardrobe, over stair store cupboard, radiator and two double glazed window to the front.

Bedroom Four 9' 0" x 8' 1" (2.75m x 2.47m)

Radiator and double glazed window to the front.

Family Bathroom 7' 9" x 7' 1" (2.37m x 2.15m)

Fitted with a contemporary white suite comprising panel bath with mixer tap, vanity wash basin with mixer tap and low level WC. Part tiling to the walls around the suite area, heated towel rail and double glazed window to the rear.

Outside Front

The home has a well kept low privet hedge to the front behind which is a lawned front garden. To the side of the home is a double width cobble paved driveway.

Garage 17' 5" x 9' 9" (5.3m x 2.97m)

Having up and over door to the front.

Outside Rear

The enclosed rear garden has been landscaped and has an Indian stone paved patio which wraps around the corner to the side of the home with gate to the front garden. There is a lawned garden and raised composite decking with open pergola over. There is a decorative stone covered area to the side housing a garden shed.



Floor Plan Awaited

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	94 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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