



**£300,000**

TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **C**

## Whitchurch

Highfields Avenue  
Whitchurch Shropshire



*If you are looking for a detached bungalow on the outskirts of the town which enjoys views of neighbouring fields and offers versatile accommodation, then this home in Highfields Avenue is going to be the one.*

The home offers a surprisingly good arrangement of rooms which comprises entrance porch, hallway, lounge, dining room, fitted kitchen, three bedrooms, one of which has the conservatory off and bathroom. Outside there is a terraced front garden but it is the rear garden that is ideal for relaxing as there is a patio overlooking the lawns on two levels and fields behind.

- Three Bedroom Detached Bungalow
- Two Reception Room & Conservatory
- Terraced Gardens With Rural Views
- Fitted Kitchen & Bathroom
- Driveway & Garage
- Viewing Recommended

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

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

**01630 658888**

[helloworld@dourishandday.co.uk](mailto:helloworld@dourishandday.co.uk)



### Entrance Porch

Accessed through a double glazed front entrance door with double glazed side panels and door to the hallway.

### Hallway

Door leading through to the lounge.

### Lounge 12' 8" x 11' 5" (3.87m x 3.48m)

Fire surround with marble inset and hearth and coal effect gas fire. Radiator, double glazed window to the front and open plan to the dining room.



### Dining Room 8' 5" x 9' 4" (2.57m x 2.84m)

Radiator, double glazed window to the front and door to the inner hallway.



### Inner Hallway

Airing cupboard off and loft access with central heating boiler in the loft space.

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

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

**01630 658888**

[hellomarketdrayton@dourishandday.co.uk](mailto:hellomarketdrayton@dourishandday.co.uk)

## Fitted Kitchen 10' 4" x 5' 9" (3.16m x 1.76m)

Fitted with a range of base and wall units, work surfaces to three sides, inset stainless steel sink unit, drainer and mixer tap and tiled splash backs. Space for a cooker with cooker hood above, integrated fridge and space for a washer. Tiling to the floor, radiator and double glazed window to the front.



## Bedroom One 9' 11" x 11' 5" (3.03m x 3.47m)

Built in wardrobes, radiator and double glazed window to the rear.

## Bedroom Two 9' 11" x 9' 11" (3.02m x 3.01m)

Radiator and double glazed window to the rear.

## Bedroom Three 6' 10" x 9' 10" (2.09m x 3.0m)

Radiator and double glazed French doors onto the conservatory.



## Conservatory 9' 6" x 11' 5" (2.9m x 3.48m)

A double glazed conservatory overlooking the terraced rear garden and enjoying the views over fields. Tiling to the floor.

## Bathroom 5' 7" x 6' 1" (1.7m x 1.85m)

Fitted with a white suite comprising panel bath, pedestal wash basin and low level WC. Tiling to the walls and floor, radiator and double glazed window to the side.



## Outside - Front

The bungalow is set behind a walled front boundary with steps down to the front entrance door and decorative stone covered front garden and driveway to the side leading to the detached garage.

## Outside - Rear

The home has a terraced patio off the conservatory overlooking the rear garden with views of the neighbouring fields. Steps lead down to the lawns on two levels with garden shed to the bottom of the garden.

## Detached Garage

Sectional garage with up and over door.



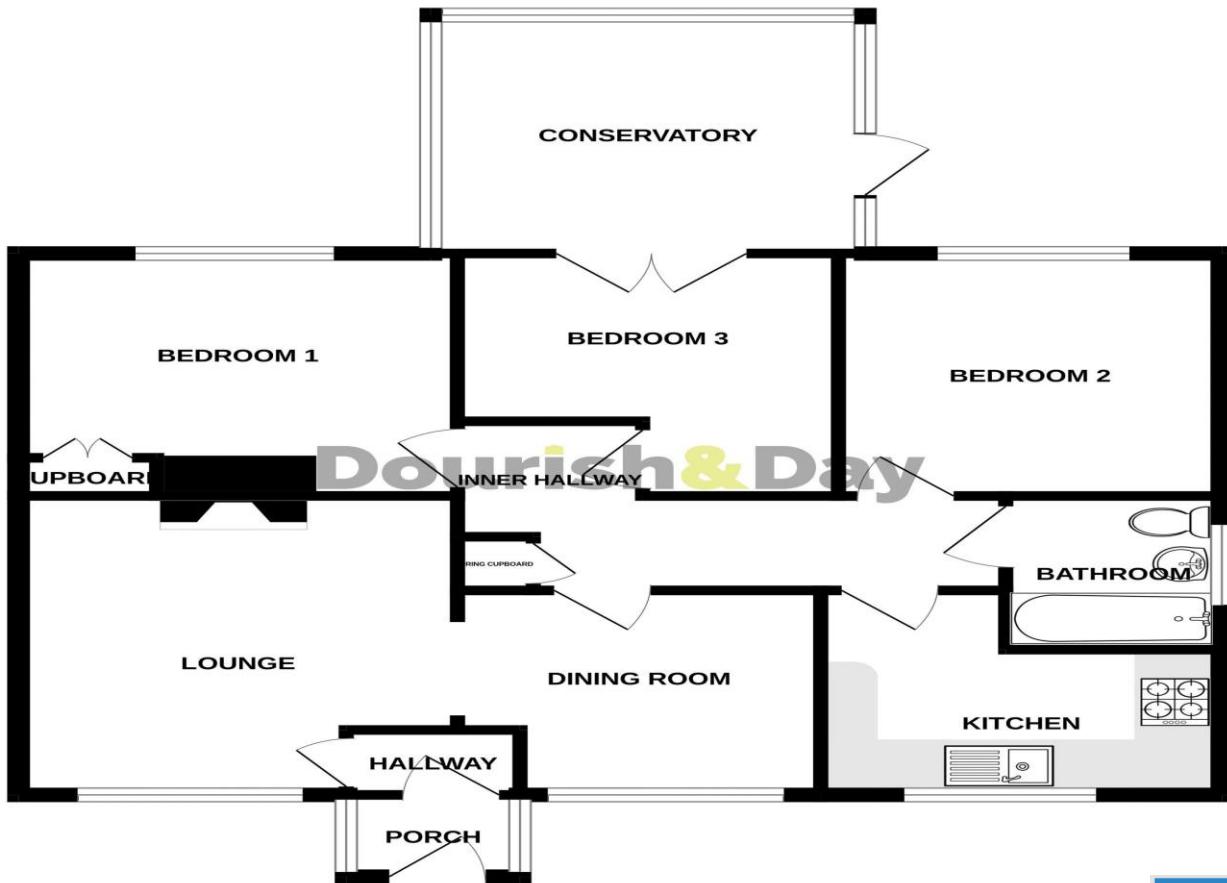
You can reach us **9am to 9pm, 7 days a week**

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

**01630 658888**

[hellomarketdrayton@dourishandday.co.uk](mailto:hellomarketdrayton@dourishandday.co.uk)

## GROUND FLOOR



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 inaccuracy. The floorplan is for general guidance only and should not be relied upon 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.

Made with Metropix ©2024



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

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

**01630 658888**

[hellomarketdrayton@dourishandday.co.uk](mailto:hellomarketdrayton@dourishandday.co.uk)