

£695,000

 TENURE: Freehold

 EPC RATING: E

 COUNCIL TAX BAND: G

Adderley Market Drayton

Meadow Bank Adderley
Market Drayton Shropshire



There is only one way to describe this superb property..... OUTSTANDING!! Tucked away at the end of a cul-de-sac the first thing that grabs your attention as you approach the home are far reaching countryside views.

The gardens are landscaped and manicured to perfection and extend to three sides. Stepping inside, you will find a spacious & light lounge, an open-plan dining room leading to the spectacular orangery. There is also a sitting room and breakfast room off the kitchen, separate utility and a study. At the top of the hallway there are two useful storage cupboards and a ground floor WC. To the first floor there are 5 bedrooms. The master bedroom is a generous size with a dormer window to the front and a dressing room leading to a spacious En-suite bathroom. There are 3 more double bedrooms and a single bedroom, two set either side of an internal corridor leading to bathroom two, and a main family bathroom. This really is the perfect home for even the largest of families. Set in the village of Adderley between Audlem and Market Drayton which sits on the Cheshire and Shropshire border.

- Five Bedroom Detached Family Home
- Five Reception Rooms & Orangery
- Three Bathrooms & Guest WC
- Garage, Parking & Landscaped Gardens
- Desirable & Popular Village Location
- Offered With No Onwards Chain

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

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Entrance Hall

Entered via double doors, stairs to first floor, high gloss tiled flooring which continues into the guest WC, two storage cupboards, and glazed double doors to the lounge. Inset ceiling spot lighting and contemporary column radiator.

Guest WC

Having a close coupled WC, pedestal wash hand basin with tiled splashbacks and radiator.

Lounge 16' 1" x 14' 6" (4.89m x 4.41m)

Double glazed windows to the front elevation, fabulous wood burning fire, contemporary radiator and glazed double doors to the dining room.

Dining Room 12' 0" x 11' 8" (3.66m x 3.56m)

Inset ceiling spot lighting, contemporary radiator and feature lights above dining table. Open plan to the Orangery.



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Orangery 12' 7" x 12' 7" (3.84m x 3.84m)

A stylish addition to the home which has a vaulted ceiling framed by inset ceiling spot lighting and additional lighting within. There is lots of natural light provided by the double glazed windows to three elevations. Two contemporary radiators and double glazed doors to the rear decked area and garden.

Study 11' 5" x 7' 11" (3.48m x 2.41m)

Double glazed window to the front elevation, radiator.

Sitting Room 16' 4" x 8' 0" (4.98m x 2.44m)

Radiator and double glazed window to the front.

Kitchen 18' 4" x 8' 6" (5.6m x 2.6m)

Fitted with a range of wall and base units with work surface over incorporating a one and a half bowl sink unit and drainer with mixer tap, integrated oven and oven microwave, four ring electric hob, dishwasher, two double glazed windows to the rear elevation, ceramic tiled floor which continues into the breakfast room.

Breakfast Room 10' 9" x 8' 6" (3.27m x 2.58m)

Located off the kitchen and linking the sitting room. Having Double glazed door opening onto the patio and rear garden with fixed glass panels to each side and tiling to the floor.

Utility 7' 9" x 7' 7" (2.37m x 2.3m)

Fitted with base units with work surface over with space and plumbing for washing machine and tumble dryer. Ceramic tiled floor, door to the side, door giving access to the garage, radiator and double glazed window to the rear.

First Floor Landing

One storage cupboard, double glazed window to the front elevation, loft access and airing cupboard.

Bedroom One 16' 10" x 16' 4" (5.14m x 4.97m)

Double glazed dormer window to the front elevation, contemporary radiator.

Dressing Room (Bedroom One) 7' 9" x 6' 9" (2.36m x 2.07m)

Having fitted wardrobes, double glazed window to the rear elevation and contemporary radiator.





Bedroom One (En-Suite) 9' 8" x 7' 8" (2.94m x 2.33m)

Fitted with a white suite comprising; panel bath with mixer tap, low level WC, hand wash basin set in vanity unit and shower cubicle and bidet. Double glazed window to the rear elevation, and contemporary radiator.

Bedroom Two 14' 6" x 10' 11" (4.42m x 3.32m)

Double glazed window to the front elevation enjoying far reaching views and a radiator. Access via internal corridor to bathroom two.

Bathroom Two 7' 5" x 6' 8" (2.25m x 2.04m)

White suite comprising; low level WC with concealed cistern, hand wash basin set in vanity unit and panel bath with shower over. Double glazed window to the side elevation, radiator.

Bedroom Three 11' 8" x 10' 9" (3.55m x 3.28m)

Double glazed window to the rear elevation, radiator. Access to bathroom two via internal corridor.



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Bedroom Four 9' 11" x 8' 0" (3.03m x 2.45m)

Double glazed window to the front elevation, radiator.

Bedroom Five 9' 11" x 9' 6" (3.01m x 2.9m)

Double glazed window to the rear elevation, radiator.

Family Bathroom

White suite comprising; low level WC with concealed cistern, hand wash basin set in vanity unit, panelled bath, shower enclosure and tiled floor. Double glazed window to the rear elevation and heated towel rail.

Outside Front

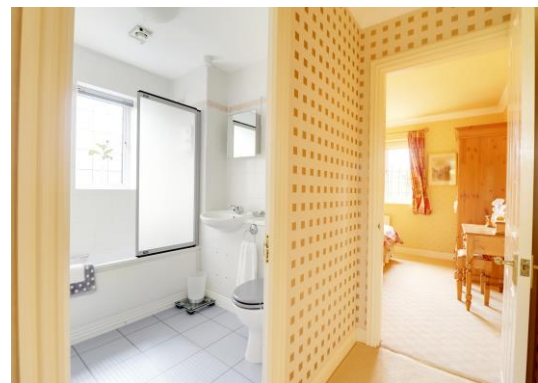
The home is located at the end of a cul-de-sac with fields to the side offering excellent views. The front garden has been landscaped and includes topiary and ornamental shaped bushes and double width driveway to the side. There is access to both sides of the home with one side having a greenhouse with power, garden shed and log store.

Garage 20' 0" x 8' 2" (6.1m x 2.49m)

Having door to the side and up and over door to the front.

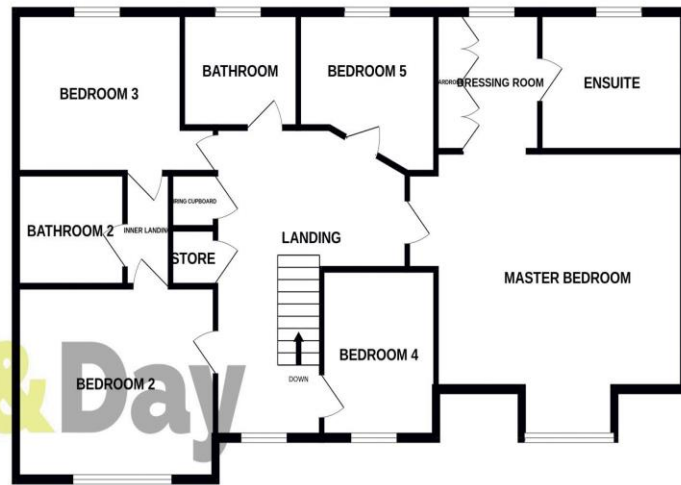
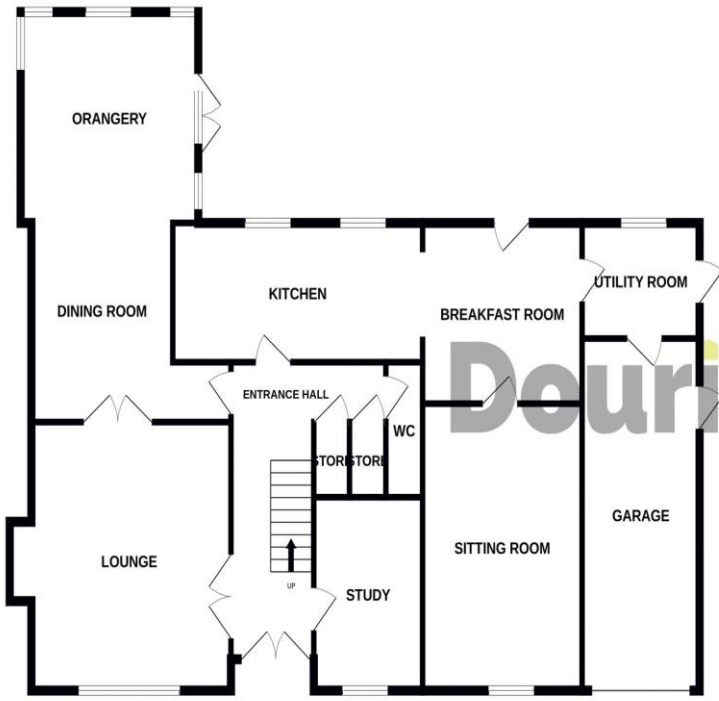
Outside Rear

The landscaped Westerly facing rear garden is a gardeners dream and again has open fields behind for views towards the village church. The garden has a shaped lawn surrounded by wide established shaped flower and shrub borders and a number of featured areas and garden 'walks' through archways leading to an arbour. There are various seating areas, with decked and patio areas adjacent to the house. To one corner, screened from the main garden is a vegetable patch and produce garden.



GROUND FLOOR

1ST 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 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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Energy Efficiency Rating		Current	Potential
95+	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E	49	60
21-38	F		
1-20	G		

Best energy efficient - higher running costs
Worst energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



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