



£180,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **A**

Buntingsdale Market Drayton

Boscobel Road Buntingsdale
Market Drayton Shropshire



Bring out the bunting, we've found you a fabulous family home with lovely views to the rear over fields and a wooded area. The home is perfect for a young family looking for somewhere with a generous sized garden and parking.

Comprising entrance hallway, lounge and dining kitchen. To the first floor are two double bedrooms, each with built in wardrobes plus an additional room ideal for a nursery or even a work from home space. There is also a family bathroom with separate WC. There are lawned gardens to both the front and rear which also has an under cover veranda providing a fantastic under cover seating area. There is also allocated parking to the front.

- Modern Semi-Detached House
- Views Over Fields & Wooden Area To The Rear
- Two Bedroom Plus Nursery/Study
- Lounge & Dining Kitchen
- Under Cover Veranda To The Rear
- Allocated Parking

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

Having half glass double glazed front entrance door with staircase to the first floor and door off to the lounge.

Lounge 14' 0" x 12' 3" (4.26m x 3.73m)

Fire surround with electric coal effect fire, radiator and double glazed window to the rear.



Dining Kitchen 21' 3" x 8' 1" (6.47m x 2.47m)

Fitted with a base and wall units with work surfaces to four sides with inset stainless steel sink unit, drainer and mixer tap and tiled splash backs. Space for slot in cooker with fitted cooker hood over and spaces for washer and dryer. Half glass double glazed door to the side and double glazed window to the front. To the dining area is a radiator and double glazed window to the rear.



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First Floor Landing

Loft access, airing cupboard and additional store cupboard.

Bedroom One 12' 9" x 10' 8" (3.89m x 3.26m)

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

Bedroom Two 12' 9" x 8' 2" (3.89m x 2.5m)

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

Nursery/Office 4' 5" x 8' 0" (1.34m x 2.45m)

A versatile room which could be used as a nursery, office or hobbies room. Built in cupboard, radiator and double glazed window to the front.

Bathroom 5' 4" x 8' 2" (1.63m x 2.5m)

Fitted with a panel bath with electric shower over, pedestal wash basin with tiled splash back, heated towel rail and double glazed window to the front and side.

Separate WC

Low level WC and double glazed window to the side.

Outside Front

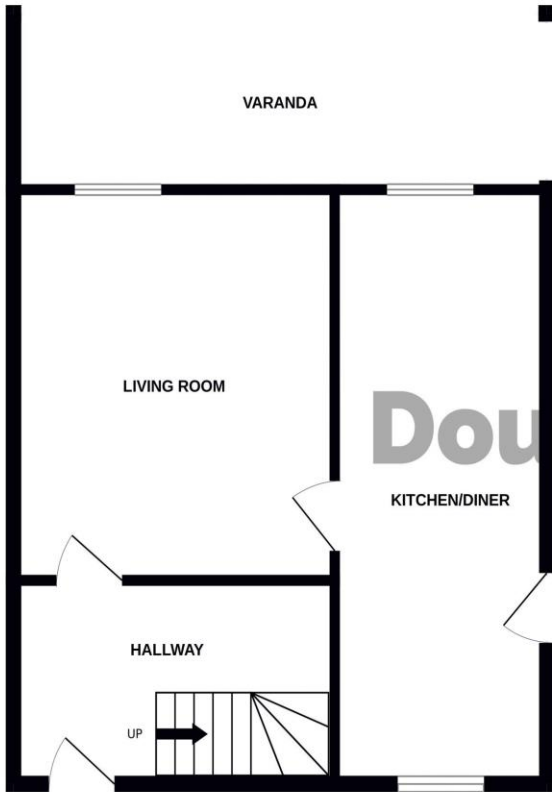
The home has a lawned front garden and allocated numbered parking.

Outside Rear

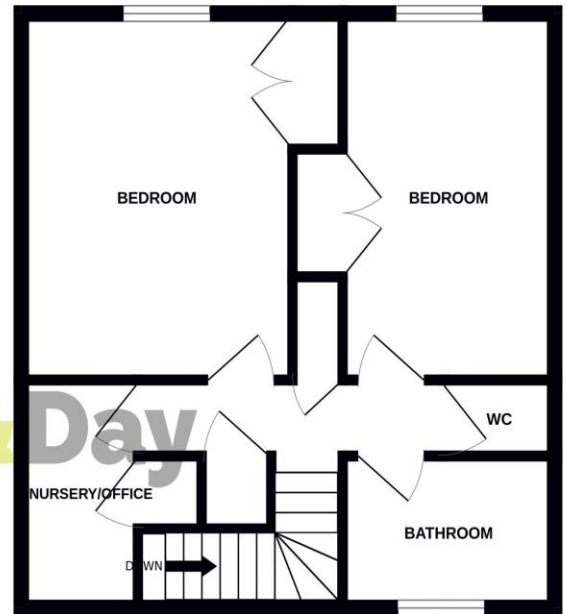
There is a decking veranda to the rear ideal for relaxing leading onto a lawned garden. There is a brick garden store to the side.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcreg.com	

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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