



£320,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: D

## Loggerheads Market Drayton

Eden Grove Loggerheads  
Market Drayton Shropshire



***Are you searching for your own 'Garden of Eden', well we think we have found it for you in Loggerheads. But not just a garden, also a lovely well presented detached bungalow in Loggerheads.***

Set within established, mostly lawned gardens to the front, side and rear as well as a driveway, carport and attached garage. The home is offered with NO CHAIN and doors into the property from the side driveway into the garage or porch to the other side. Comprising porch, spacious lounge, lovely breakfast kitchen and inner hallway linking the three bedrooms and family bathroom. This is a 'ready to move into' home that will not disappoint so book your viewing.

- Spacious Detached Bungalow
- Large Lounge and Contemporary Fitted Kitchen
- Three Bedrooms
- Established Garden, Carport & Garage
- Desirable Cul-De-Sac Location
- No Onward Chain

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



## Entrance Porch

Approached through a double glazed side entrance porch with double glazed window to the side and access to the lounge.

## Lounge 18' 3" x 11' 9" (5.55m x 3.59m)

A spacious reception room which has a fire surround with marble inset and hearth and coal effect gas fire. Radiator and double glazed windows to the front and side.

## Inner Hallway

Loft access and matching doors to all bedrooms, kitchen and bathroom.

## Kitchen 16' 10" x 8' 10" (5.12m x 2.69m)

Fitted with a range of contemporary base and wall units with work surfaces to three sides, matching upstand and tiled splashbacks. Inset one and a half bowl single drainer sink unit and mixer tap. Integrated four ring gas hob with cooker hood over, oven and microwave, integrated dishwasher and fridge freezer. Inset ceiling spot lighting, tiling to the floor and double glazed windows to the front and side and door to the outside adjacent to the driveway.



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**Bedroom One** 12' 2" x 13' 0" (3.71m x 3.97m)

A generous sized double bedroom with fitted wardrobe with sliding doors, radiator and double glazed window to the rear.

**Bedroom Two** 16' 6" x 6' 0" (5.03m x 1.82m)

Radiator and double glazed window to the side and rear.

**Bedroom Three** 12' 3" x 5' 11" (3.74m x 1.81m)

Radiator and double glazed door to the rear garden.

**Bathroom** 7' 9" x 5' 3" (2.36m x 1.61m)

Fitted with a panel bath with shower over, pedestal wash basin and low level WC. Tiling to the walls.

**Outside front**

The bungalow has a lawned front garden with borders and paved driveway to the under cover carport and to the garage. To the side is a further lawn with rockery and picket fence separates the rear garden.

**Attached Garage** 17' 9" x 8' 4" (5.40m x 2.54m)

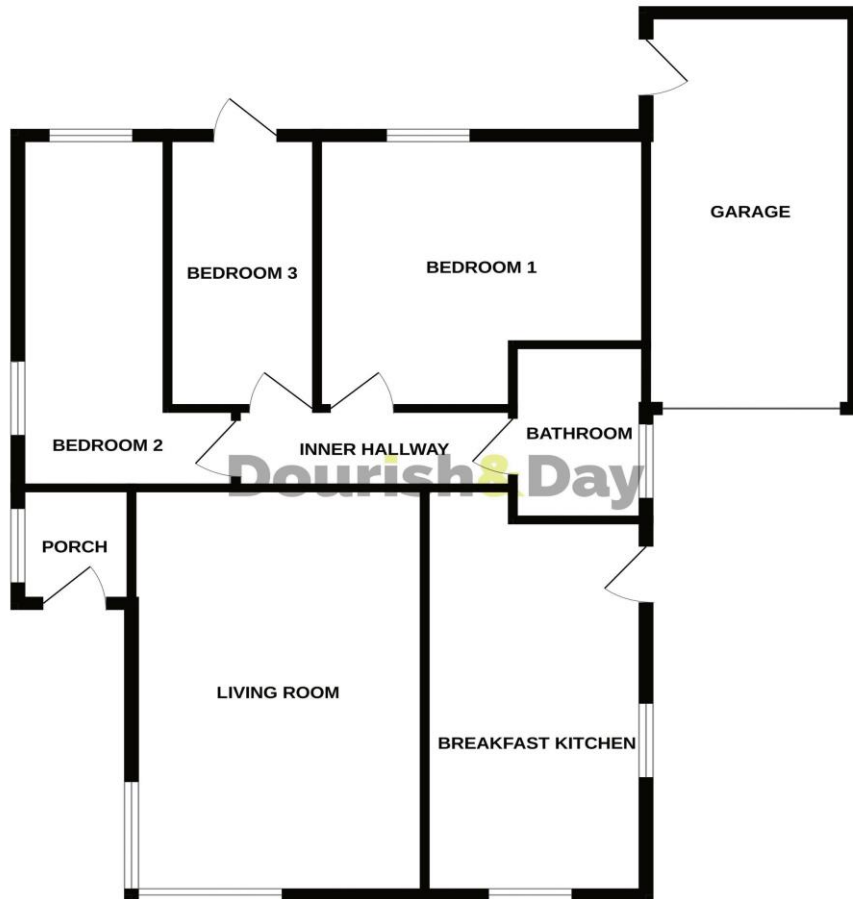
Having electric roller door, power lighting, gas central heating boiler and door to the rear garden.

**Outside Rear**

The enclosed rear garden has a paved patio leading onto a shaped lawn with established conifers and sun terrace adjacent to a summer house.



GROUND FLOOR



| Energy Efficiency Rating                     |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs  |   |                         |           |
| (92+)  | A |                         |           |
| (81-91)                                      | B |                         |           |
| (69-80)                                      | C |                         |           |
| (55-68)                                      | D |                         |           |
| (39-54)                                      | E |                         |           |
| (21-38)                                      | F |                         |           |
| (1-20)                                       | G |                         |           |
| Full energy efficient - higher running costs |   | 67                      | 83        |
| England & Wales                              |   | EU Directive 2002/91/EC |           |
| www.ec.europa.eu                             |   |                         |           |

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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