



£360,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: C

## Market Drayton

Betton Road  
Market Drayton Shropshire



***Like the namesake of the Shakespearian play 'Much Ado About Nothing' this detached home is a love story that will stand the test of time. However, this 'Much Ado' is about so much more.***

The detached home is located in one of Market Drayton's popular roads, just a short walk from the canal side walks and on the outskirts of the town. The home offers versatile accommodation over two floors and has a large rear garden which has matured over the years and is great for relaxing. Comprising entrance hall, spacious through lounge/diner, fitted kitchen with large conservatory off, bedroom and bathroom all to the ground floor. Upstairs there are two further bedrooms and a shower room. To the side of the home is a wide driveway and lawned front garden. This home offers versatile accommodation which could appeal to those looking for a bungalow or family looking for extra space.

- Three Bedroom Detached Home
- One Ground & Two First Floor Bedrooms
- Large Lounge/Diner & Large Conservatory
- Ground & First Floor Bath/Shower Rooms
- Large Established & Private Rear Garden
- Close To Canal Walks & Town Centre

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

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

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## Hallway

Accessed through a half glass double glazed door to the front, wooden spindled staircase to the first floor, store cupboard and radiator.

## Lounge 12' 10" x 11' 6" (3.9m x 3.5m)

Having a lovely wood burner set within the chimney recess, radiator, double glazed bay window to the front and open plan to the dining room.

## Dining Room 11' 3" x 11' 6" (3.43m x 3.5m)

Radiator and double glazed French doors onto the rear garden.

## Fitted Kitchen 12' 0" x 8' 0" (3.66m x 2.43m)

Fitted with a range of base and wall units, work surfaces to three sides and stainless steel circular bowl and drainer with mixer tap and tiled splash backs. Integrated four ring touch control hob and separate double oven. Various spaces for appliances including washer, dryer, under counter fridge and slimline dish washer. Tiling to the floor, double glazed windows to the side and rear and half glass double glazed door onto the conservatory.



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## **Conservatory** 11' 2" x 8' 10" (3.4m x 2.68m)

A generous sized double glazed conservatory with tiling to the floor, radiator, double glazed door and further double glazed French doors to the garden.

## **Bedroom Three** 12' 0" x 9' 11" (3.66m x 3.02m)

A generous sized bedroom with double glazed bay window to the front and double glazed window to the side.

## **First Floor Landing**

Providing access to the two first floor bedrooms and shower room.

## **Bedroom One** 10' 0" x 12' 8" (3.04m x 3.87m)

A generous sized double bedroom with fitted wardrobes with half height hanging rails and eaves storage. Radiator, double glazed skylight window to the rear and further circular window to the side.

## **Bedroom Two** 12' 1" x 11' 5" (3.68m x 3.47m)

Another generous sized rooms with eaves storage, radiator, double glazed skylight window to the rear and further circular window to the side.

## **Shower Room** 7' 4" x 4' 2" (2.24m x 1.27m)

Fitted with a tiled shower cubicle with electric shower over, vanity wash basin and low level WC. Recessed linen shelving, heated towel rail and double glazed skylight window to the rear.

## **Outside - Front**

The home is set behind a low picket fence with lawned front garden with shrubs to the borders and stone covered driveway extending to the side and block paved pathway to the front entrance door.

## **Outside - Rear**

The home has a good sized rear garden which has matured over the years and has established planted and shrub borders to the large lawn. There is a decking area adjacent to the home which extends to provide a pathway to the various timber framed workshops, garden stores, tool store and wood store, some of which are interlinked.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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