



£525,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

## Woodseaves Market Drayton

Sydnull Lane Woodseaves  
Market Drayton Shropshire



*We have a fantastic family home for you which is fit for all seasons, so head over to Woodseaves where we can offer you Pine Croft. An immaculately presented detached bungalow which offers impressively versatile accommodation including the possibility of annex accommodation which is so rare to be found.* Located within walking distance of countryside walks just down the lane and set within landscaped generous sized gardens, this family home fits all needs. The home offers an incredible lounge/family room, large study ideal for working from home, spacious dining kitchen separate utility and guest WC. There are four double bedrooms, one of which has an en-suite plus family bathroom both fitted with contemporary suites. The layout lends itself well to the potential for a teen or 'Granny' annex without further work which would include the bedroom with included utility facilities and en-suite and adjacent sitting room which completes the accommodation and has French doors to the private garden.

- Rural Set Large Individual Detached Bungalow
- Four Double Bedrooms, One With Own Sitting Room
- Large Lounge, Kitchen Diner & Separate Utility
- Family Bathroom, En-Suite & Guest WC
- Lots Of Parking For Motor Home & Asgard Bike Store

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

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## Entrance Hallway

Having tiling to the floor, cloaks cupboard, open plan with steps to the lounge and doors off to the study, family bathroom and further door to the inner hallway.

## Lounge/Family Room 29' 10" x 13' 11" (9.1m x 4.23m)

This incredible large reception room is flooded with natural light courtesy of the two very wide windows which also provide fantastic views to the private mature rear garden. Large enough for lots of furniture for the largest of families and still have plenty of room for the dining area which is located adjacent to the kitchen. There is also a double glazed door to the side and radiator.

## Dining Kitchen 13' 10" x 15' 5" (4.22m x 4.69m)

Another spacious room which has ample space for a dining table and is fitted with a range of base units with drawer tops and woodblock work surfaces incorporating a one and a half bowl enamel sink, drainer and mixer tap and tiled splashbacks. Integrated appliance include a ceramic



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hob with two side by side electric ovens and space is provided for an American style fridge freezer. There is also a breakfast bar with drawers to the side. There is tiling to the floor, double glazed window to the rear and radiator.

## **Utility** 6' 8" x 9' 10" (2.03m x 3.00m)

Fitted with a double base unit with work surface over with matching upstands with space below for appliances and stainless steel sink unit and drainer. Row of wall cupboards to a second wall, tiling to the floor which continues into the rear hallway, drying room and guest WC.



## **Rear Hallway**

Having half glass double glazed door to the side with door off to the drying room ideal for laundry and houses the central heating boiler.

## **Guest WC** 3' 5" x 5' 11" (1.03m x 1.80m)

Fitted with a low level WC, space saver pedestal wash basin with mixer tap and splashback and double glazed window to the side.

## **Study/Office Room** 14' 0" x 12' 10" (4.27m x 3.92m)

Located off the hallway linking the master bedroom, this room offers lots of options and versatility and has a full length plinth incorporating a desk with integrated cupboards and drawers below. Double glazed window to the front, radiator and door to the master bedroom.



## **Bedroom One** 16' 1" x 16' 0" (4.91m x 4.87m)

A large double bedroom with two built in wardrobes, loft access, double glazed window to the front and radiator.



## **Inner Hallway**

A door off the main hallway leads into the inner hallway which has doors off to the family bathroom, bedrooms three and four to the front elevation and further door to the second bedroom which offers the flexibility for annex accommodation.

## **Bedroom Three** 12' 11" x 9' 1" (3.94m x 2.76m)

Having double glazed window to the front and radiator.

## **Bedroom Four** 12' 11" x 9' 2" (3.94m x 2.79m)

Having double glazed window to the front and radiator.



## **Bathroom** 6' 4" x 7' 7" (1.94m x 2.31m)

Fitted with a stylish white contemporary suite comprising dual flush low level WC, vanity wash basin with freestanding bowel with mixer tap and

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panel bath with mixer tap. There is tiling to the walls and floor, inset ceiling spot lighting and heated towel rail.

## Potential Annexe, With The Following Accommodation:

### Bedroom Two 13' 7" x 14' 1" (4.13m x 4.30m)

This large bedroom is fitted with a range of bedroom furniture including wardrobes, drawers and a utility area with work surface, storage cupboards and integrated fridge. The large bedroom has doors to the en-suite and sitting room.

### En-suite (Bedroom Two) 6' 5" x 6' 1" (1.95m x 1.86m)

Fitted with a stylish white contemporary suite low level WC with concealed cistern, vanity wash basin with mixer tap and tiled shower cubicle with electric shower. There is tiling to the walls and floor and heated towel rail.



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## **Sitting Room** 13' 3" x 9' 1" (4.04m x 2.78m)

Located off bedroom 2 and completing the potential for an annex is this lovely room to relax in and having lots of light thanks to the double glazed window to the rear and French doors to the enclosed garden to the front. Again a versatile room which if required as part of the overall family home offers alternatives such as a snug or incorporated as a dressing room off the bedroom.

## **Outside Front**

Set back from the country lane behind manicured conifer hedge to the front boundary with five bar gate leading onto the gravel driveway providing more than enough parking for the larger family and motorhome if needed and to one corner is an Asgard motorbike store and further shed both with power. There is also a lawned front garden which is located off the French doors to bedroom two with low picket fence enclosure and having the backdrop of the conifer hedge and stocked with established shrubs and plants providing a lovely area to relax. Access is available to both sides of the home to the rear garden.

## **Outside Rear**

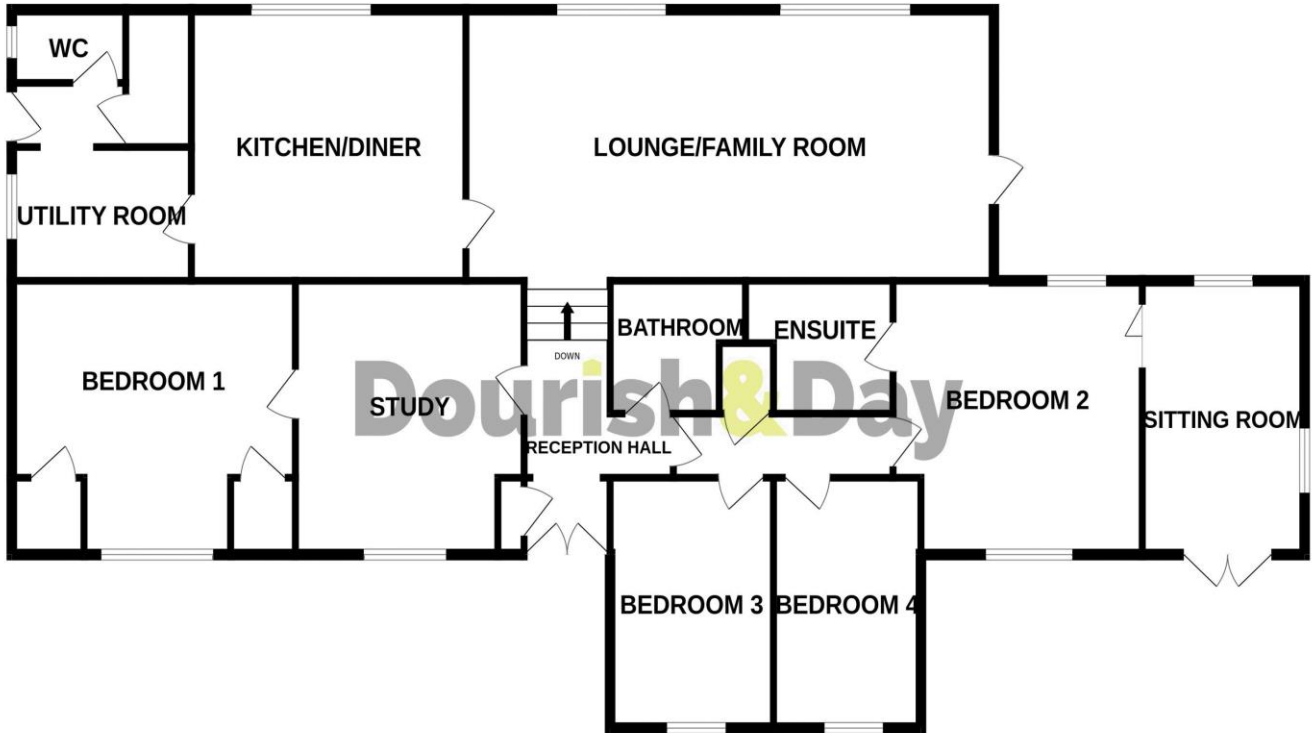
There is a raised full width paved patio overlooking the landscaped garden with steps down. The mostly lawned garden is surrounded by a mix of well stocked deep borders, and a wide variety of trees, plants and bushes. To the far end of the garden is a decking area adjacent to the wooden garden room which has a bar area, power and lighting. There is also a garden shed.

## **Location**

Woodseaves is a small hamlet with rural setting just off the A529 making it ideal for commuting if needed but offering the pace of rural life. This particular home is located just moments from a public country walkways and bridal path down the lane to take advantage of.



## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	64	75
39-54	E		
21-38	F		
1-20	G		

Best energy efficient - higher running costs  
Worst energy efficient - lower running costs  
England & Wales

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