



£280,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Market Drayton

Forest Road  
Market Drayton Shropshire



***If you can't see the wood for the trees in your search for a family detached house then head for Forest Road as we have an extended detached house that is bound to be ideal.***

Located towards the end of a cul-de-sac, perfect for young families, set behind a lawned front garden which extends to the side and has double width parking and detached garage. Internally the home comprises entrance hall, lounge, breakfast kitchen with an extended breakfast area to the ground floor. Upstairs there are three bedrooms and a family bathroom with contemporary white suite. The enclosed rear garden has a private sun terrace adjacent to the home and lawn with space behind the garage.

- Extended Detached House
- Lounge And Extended Breakfast Kitchen
- Three Bedrooms & Contemporary Bathroom
- Wide Driveway & Detached Garage
- Lawned Gardens & Patio Seating Area
- Ideal Family Home In Popular Location

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 Hall

Approached through a double glazed front entrance door with staircase to the first floor and door to the lounge.

## Lounge 15' 7" x 11' 10" (4.75m x 3.60m)

Having a lovely cast iron fire place with wooden surround incorporating a coal effect gas fire set on a granite hearth. Radiator and double glazed window to the front.

## Breakfast Kitchen 9' 10" x 0' 0" (3.00m x 0m)

Fitted with a range of base and wall units to three sides incorporating a breakfast bar. inset stainless steel sink unit, drainer and mixer tap, integrated four ring electric hob, cooker hood, electric oven, microwave and further spaces for other appliances. Tiling to the floor which continues into the extended breakfast area. With a radiator, under stair store cupboard, double glazed door to the side and a double glazed window to the rear.

## Breakfast Area 5' 8" x 6' 4" (1.72m x 1.92m)

Having a radiator, double glazed window to the rear elevation and double glazed French doors to the side onto the rear garden.



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## Landing

Having loft access, doors off to all bedrooms and family bathroom and double glazed window to the side elevation.

## Bedroom 1 8' 8" x 12' 6" (2.64m x 3.81m)

Having fitted wardrobes with sliding mirror doors, built in over stair cupboard, a radiator and double glazed window to the front elevation.

## Bedroom 2 9' 11" x 7' 0" (3.01m x 2.13m)

Having a radiator and double glazed window to the the rear elevation.

## Bedroom 3 7' 0" x 7' 8" (2.14m x 2.34m)

Having a radiator and double glazed window to the the rear elevation.

## Family Bathroom 5' 2" x 8' 0" (1.58m x 2.44m)

Fitted with a contemporary white suite comprising panel bath with mixer tap and electric shower over, vanity wash basin and low level WC. Inset ceiling spot lighting, majority tiled walls, radiator and double glazed window to the side elevation.

## Front Garden

Set behind a lawned front garden which extends to the side and is set behind an established low hedge. A double width tarmac driveway provides ample parking to the front and continues to the side to the detached garage.

## Detached Garage

Having up and over door.

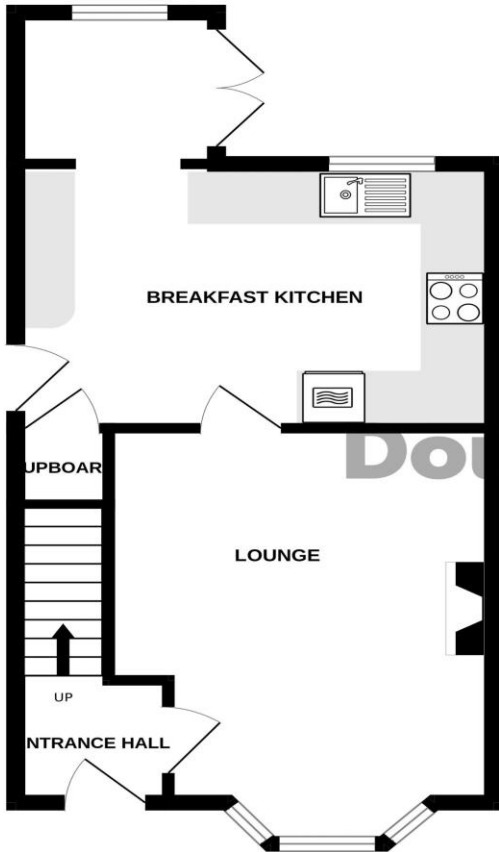
## Rear Garden

There is a paved patio off the home with picket fencing separating the lawned garden with further corner sun terrace and space to the rear of the garage.

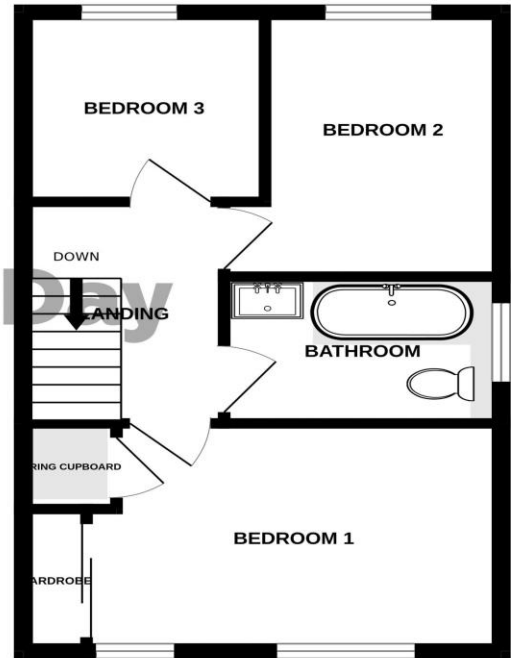




GROUND FLOOR



1ST FLOOR

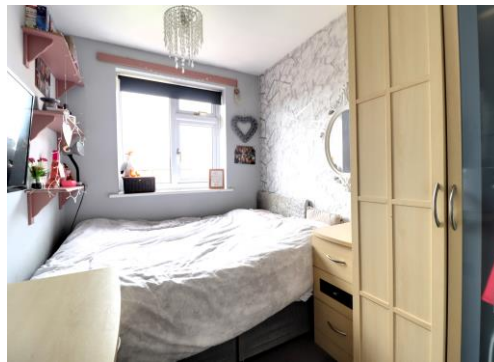


Dourish&Day

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

TBC

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. Made with Metropix ©2024



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