



£265,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: TBC

Market Drayton

Charlesway
Market Drayton Shropshire



Are you looking for a brand new home? This fantastic three bedroom semi detached house is ready and waiting for the new owners to move straight in! Situated close to Market Drayton Town Centre's comprehensive range of shops, restaurants, amenities and schooling.

Internally the spacious accommodation comprises of an entrance hallway, guest W.C large lounge diner with French doors leading to the rear garden and a fitted contemporary breakfast kitchen with built in appliances. To the first floor there 'are three bedrooms, En-suite shower room to bedroom one and a modern family bathroom. Externally the property has a double width, block edged tarmac driveway and rear garden with paved seating area. This property is

- New Build 3 Bedroom Semi Detached House
- Good Sized Lounge Diner With French Doors
- Breakfast Kitchen With Built In Appliances
- En-Suite, Family Bathroom & Guest W.C
- Double Width Driveway & Rear Garden
- No Upward Chain & Ready To Move Into

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

Being accessed through a modern, double glazed composite door, the spacious and light entrance hall includes wood effect flooring, radiator, stairs leading to the first floor landing with under stairs storage cupboard.

Guest WC

Having a suite including a wash hand basin with chrome mixer tap and vanity unit beneath and low level WC. Radiator and wood effect flooring.

Lounge / Diner 17' 10" x 16' 4" max (5.43m x 4.97m max)

A substantial, open plan lounge / dining room having two radiators, wood effect flooring, double glazed windows and double glazed double doors giving views and access to the rear garden.

Breakfast Kitchen 9' 8" x 9' 6" (2.95m x 2.90m)

Being fitted with a range of Shaker style units including units extending to base and eye level and fitted work surfaces with an inset Franke composite sink with mixer tap. Range of integrated appliances including an oven/grill, four ring gas hob with stainless steel cooker hood over. Space and plumbing



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for appliances, bevelled edge splashback tiling, wood effect flooring, radiator and double glazed window to the front elevation.

First Floor Landing

Having a radiator, access to loft space and over stairs storage cupboard housing the wall mounted gas central heating boiler.

Bedroom One 14' 10" x 9' 4" (4.52m x 2.85m) - all max measurements
Having a radiator and double glazed window to the front elevation.

Ensuite Shower Room

Having a contemporary style suite which includes a corner shower cubicle with fitted mains shower, pedestal wash hand basin with chrome mixer tap and low level WC. Chrome towel radiator and tiled floor.

Bedroom Two 12' 10" x 8' 1" (3.91m x 2.47m)
Having a radiator and double glazed window to the rear elevation.

Bedroom Three 9' 3" x 7' 9" (2.81m x 2.36m)
Having a radiator and double glazed window to the rear elevation.

Bathroom 5' 7" x 6' 6" (1.69m x 1.98m)
A modern contemporary style suite comprising a panelled bath with chrome mixer tap and mains shower over, pedestal wash basin with chrome mixer tap and low level WC. Chrome towel radiator, marble effect panelled walls, tiled floor, downlights and double glazed window to the front elevation.

Outside - Front

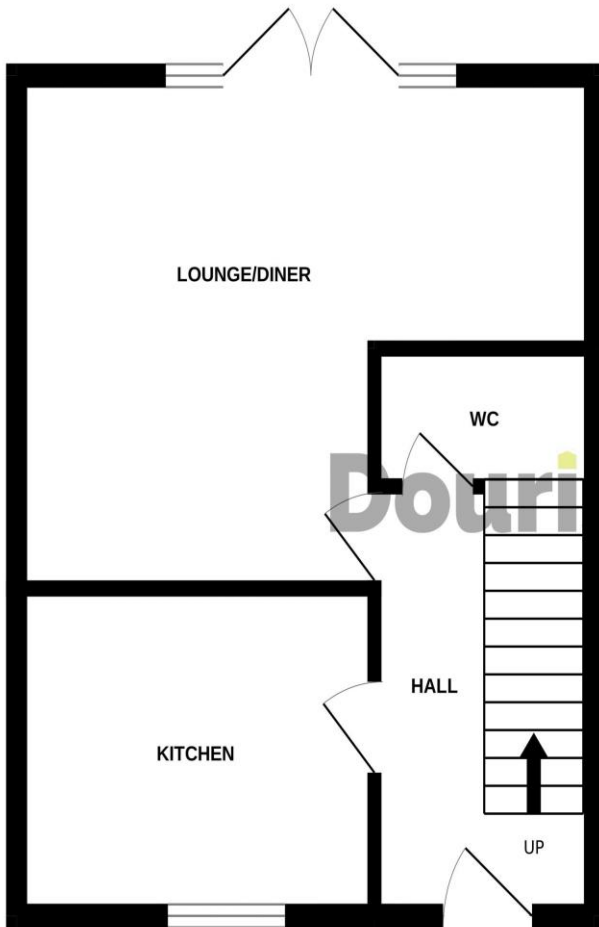
The property is approached by a block edged double width driveway providing off-road parking. Side access leads to:

Outside - Rear

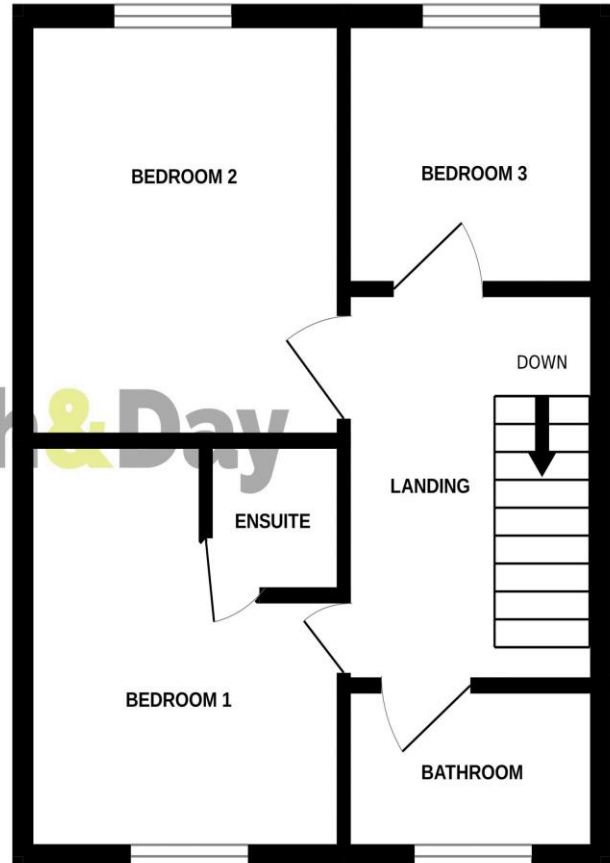
Having a paved seating area overlooking the remainder of the garden.



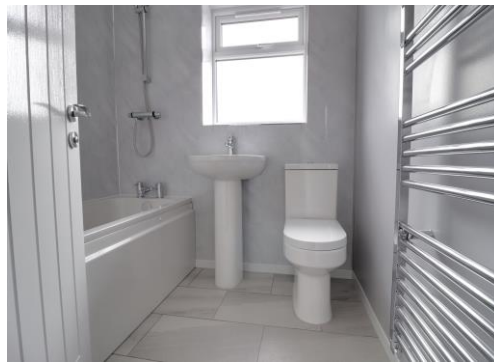
GROUND FLOOR



1ST FLOOR



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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