



£299,950

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND:

## Loggerheads Market Drayton

Landmark Close Loggerheads  
Market Drayton Shropshire



**Call us for a viewing appointment on 01630 658888 to come and see what this exciting BRAND NEW DEVELOPMENT offers. For over 40 years Shropshire Homes has operated to a simple philosophy - to provide quality homes of distinctive character in prime locations.**

The Rowton is a four-bedroom detached home with an attractive bay window at the front, a hallway leading to the spacious living room and an open plan kitchen/dining room. The home includes four bedrooms with a large family bathroom and an en-suite shower in bedroom one. Most plots benefit from a single garage and large driveway. As part of the classic collection the Rowton exudes a high finish with features such as Hotpoint integrated appliances, quartz worktops to the kitchen and much more. Forest Edge is situated in Loggerheads, Staffordshire conveniently just an 8 minute drive from the town of Market Drayton.

- Brand New Four Bedroom Detached House
- Bay Fronted Lounge & Large Dining Kitchen
- Hotpoint Oven, Hob, Integrated Dishwasher & Fridge Freezer
- Contemporary White Bathroom, En-Suite & Guest WC
- Lawned Gardens, Drive & Garage
- Electric Car Charging Point
- NHBC 10 Year Buildmark Warranty

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



## About The Development

Bordering an ancient woodland, Forest Edge offers an attractive collection of two, three, four and five bedroom homes. It is ideally located in the village of Loggerheads, nestled in the stunning Staffordshire countryside and only 4.5 miles from the market town of Market Drayton, 13 miles from Stoke and 25 miles from Shrewsbury. Forest Edge is the perfect setting for those looking for quiet countryside living that is commutable to several major work hubs.

## Location

Forest Edge is situated in Loggerheads, Staffordshire and conveniently located just an 8-minute drive from the market town of Market Drayton, the home of the original Gingerbread. Loggerheads village features a local pub, just a 4-minute walk from Forest Edge, a small supermarket, a Post Office, butchers, a hair dressers and various other small businesses. The area also boasts an array of primary and secondary schools, rated Good by Ofsted. Nearby in the local area, there are many farm shops, garden centres, restaurants and attractions. Hawkstone Follies, Trentham Estate and Eccleshall are just a short drive away. There is a local bus route that goes to Shrewsbury, Hanley and Newcastle-under-Lyme, which are ideal for shopping.

## Agents Notes

Images and descriptions used in this marketing are not specifically representative of the property being sold and indicative of similar Shropshire Homes on the development. All buyers are advised to make arrangements to view the specific property being sold to ascertain the internal finish. Room sizes are taken to the widest point in each room wall to wall and built to the specification with potential of minor discrepancies. The floor plans are for guidance only and may be subject to change.



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## Entrance Hallway

Approached through a composite double glazed front entrance door with staircase off to the first floor, radiator and double glazed window to the side.

## Living Room 14' 4" x 16' 5" (4.37m x 5.00m)

A spacious living room having under stair store cupboard, radiator and double glazed window to the front.

## Inner Hallway

Having a useful store cupboard and doors off to the dining kitchen and guest WC.

## Guest WC 4' 3" x 7' 2" (1.30m x 2.18m)

Fitted with a pedestal wash basin with mixer tap, low level WC, tiling to the floor and radiator.

## Kitchen & Dining Area 19' 8" x 9' 10" (6.00m x 3.00m)

Fitted with as range of base and wall units with quartz work surfaces and matching upstand splash backs and etched drainer to the one and a half bowl sink with mixer tap. Brand new appliances include double oven, upright fridge freezer, five burner gas hob with stainless steel splash back to the glass framed cooker hood. Inset ceiling spot lighting, work surface down lighting and double glazed window to the rear. To the dining area is a radiator and double glazed French doors to the rear garden.

## First Floor Landing

Two useful store cupboards, loft access, radiator and double glazed window to the side.

## Bedroom One 10' 11" x 11' 11" (3.33m x 3.64m)

A generous sized double bedroom which has a built in wardrobe with sliding mirror doors, radiator and double glazed window to the front.

## En-Suite (Bedroom One) 5' 6" x 9' 1" (1.67m x 2.78m)

Fitted with a tiled shower cubicle with mains fed shower, pedestal wash basin and low level WC. Inset ceiling spot lighting.

## Bedroom Two 10' 7" x 11' 11" (3.22m x 3.64m)

Another generous sized double bedroom with radiator and double glazed window to the front.

## Bedroom Three 7' 1" x 7' 8" (2.15m x 2.33m)

Radiator and double glazed window to the front.

## Bedroom Four 6' 8" x 7' 8" (2.03m x 2.34m)

Radiator and double glazed window to the rear.

## Bathroom 6' 3" x 7' 2" (1.90m x 2.18m)

Fitted with a panel bath with chrome mixer tap and mains fed shower over, vanity wash basin with chrome mixer tap and low level WC. Tiling around the suite area, Inset ceiling spot lighting, mirror fronted and illuminated wall cabinet and heated towel rail.

## Outside Front

The home is set behind a lawned front garden. To the side is a tarmac driveway leading to the garage to the side.

## Outside Rear

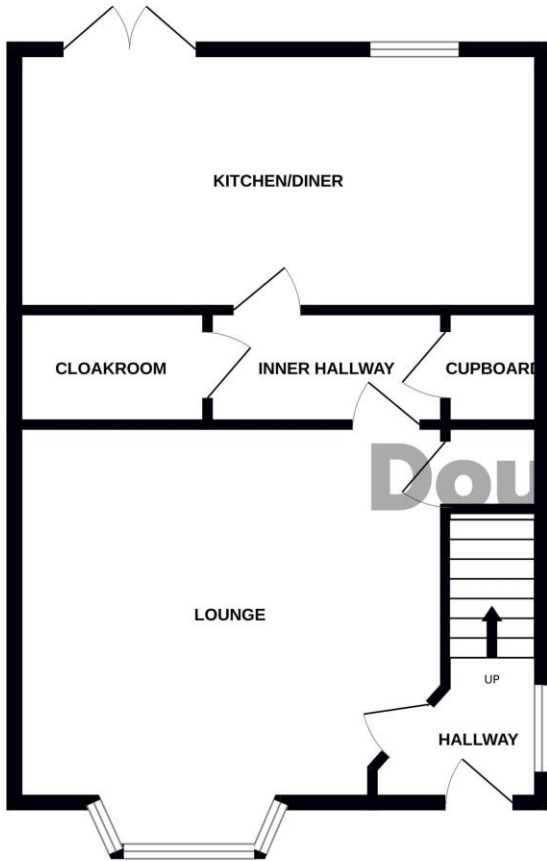
The enclosed rear garden has a paved patio leading onto a lawn and side door to the garage.

## Garage

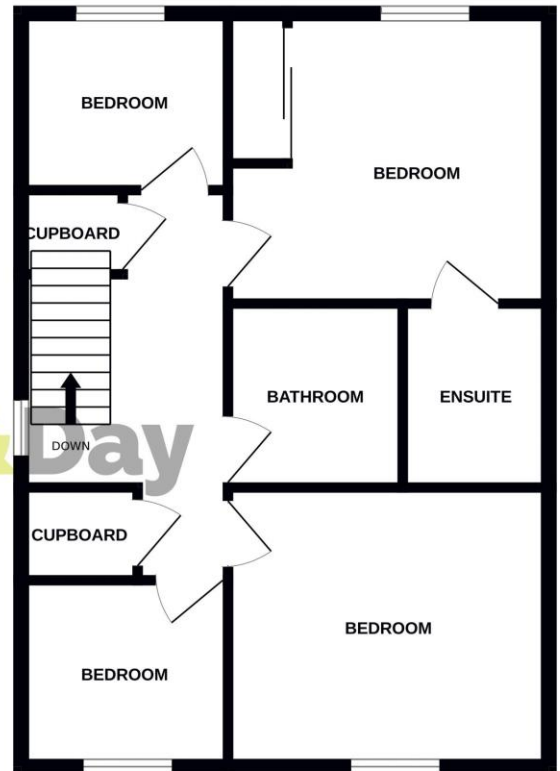
Up and over door to the front and pedestrian door to the rear garden.



GROUND FLOOR



1ST FLOOR

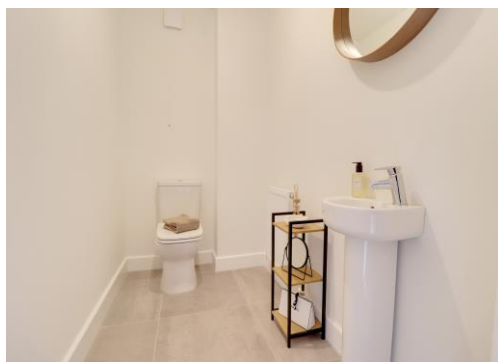


Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - best building grade			
92+1	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			
		84	86

England & Wales EU Directive 2002/91/EC  
www.epc4u.com

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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