



Offers Around
£375,000

🔑 TENURE: Freehold

📊 EPC RATING: D

£ COUNCIL TAX BAND: C

Peplow Market Drayton

Mount Cottage Peplow
Market Drayton Shropshire



Are you 'mounting' up a pile of property particulars but none of them suitable? Well if your requirements are a rural location with 360 degree country views, a sizeable semi-detached with impressive master bedroom then this could be the last set of property details you need.

Located in the picture perfect village of Peplow, this three bedroom, three bathroom property has been extended to create an impressive family home. Accessed via a hardwood front door you are welcomed by a wonderful entrance hall with stairs leading up to the first floor. The lounge is a delightful reception room with an open plan design that flows through to a typical country kitchen and breakfast room. A door from the kitchen opens into a garden room with picture window enjoying views over the garden. A ground floor shower room has also been added as part of the extension. The first floor offers an extremely generously sized master bedroom with en-suite bathroom, two further double bedrooms and a family bathroom. The rear garden is laid to lawn established borders and with far reaching countryside beyond.

- Picture Perfect Rural Village Location
- Extended Semi-Detached Family Home
- Three Bedrooms, Three Bathrooms
- Country Style Kitchen
- 360 Degree Countryside Views
- Ample Driveway Parking

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

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Entrance Hallway 15' 7" x 7' 9" (4.75m x 2.37m)

An impressive entrance to the property having double doors through to the study/garden room and stairs up to the first floor, radiator.

Lounge 11' 9" x 15' 4" (3.58m x 4.68m)

Two windows to the front elevation, log burning fire with brick surround, tiled hearth and wooden mantle, wooden flooring, two radiators.

Breakfast Room 14' 11" x 8' 3" (4.54m x 2.51m)

Open plan design with lounge and kitchen, pantry and utility storage cupboards, wooden flooring, radiator.

Kitchen 16' 7" x 9' 3" (5.05m x 2.81m)

Fitted with modern base units with complementary quartz worksurface over which incorporates a sink unit and drainer with mixer tap, integrated electric oven and hob with extractor over, integrated dishwasher, window to the rear elevation and two skylights to the ceiling, UPVC glazed door giving access to the rear garden, wooden flooring.



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Garden Room 11' 3" x 8' 6" (3.43m x 2.60m)

Large picture window overlooking the rear garden, skylight to ceiling, wooden flooring, radiator.

Study 8' 1" x 6' 8" (2.47m x 2.04m)

Double doors through to entrance hall, wooden flooring. Open plan with garden room.

Ground Floor Bathroom 9' 9" x 9' 5" (2.97m x 2.87m) maximum measurements
Modern white suite comprising; low level WC, hand wash basin set in vanity unit and double walk in shower, ceramic tiled floor, radiator.

Bedroom One (Master) 17' 9" x 17' 1" (5.40m x 5.21m)

An impressive master bedroom having two windows to the front elevation and a window to the rear elevation, fitted wardrobes, under floor heating which extends into the en-suite.

En-Suite (Bedroom One - Master) 6' 9" x 8' 1" (2.07m x 2.46m)

Comprising; low level WC, hand wash basin set in vintage vanity unit with marble top and bath, window to the rear elevation, radiator.

Bedroom Two 10' 10" x 10' 8" (3.29m x 3.26m)

Having fitted wardrobes, window to the front elevation, radiator.

Bedroom Three 11' 7" x 9' 8" (3.52m x 2.95m)

Having a fitted wardrobe, window to the rear elevation, radiator.

Family Bathroom 10' 5" x 6' 10" (3.18m x 2.08m)

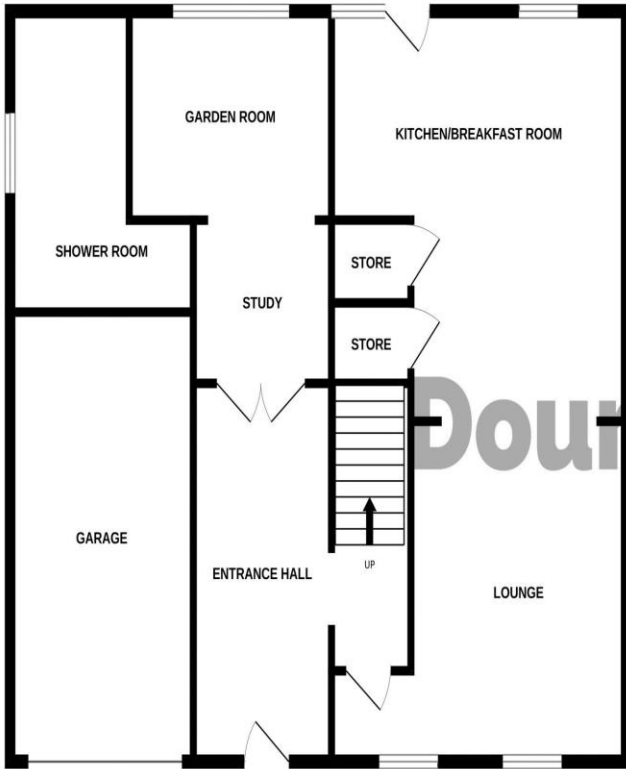
Modern white suite comprising; low level WC, hand wash basin set in vanity unit, and bath with shower over, window to the front elevation, wood flooring, radiator.

Externally

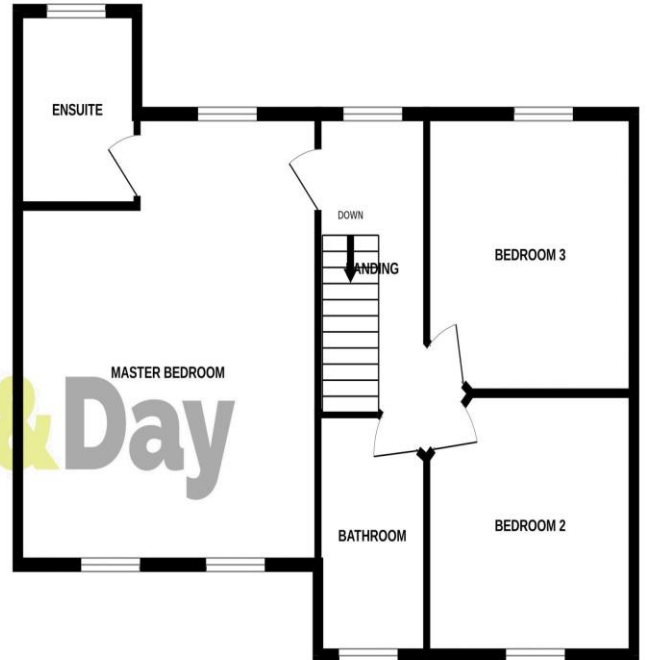
To the front of the property there is ample driveway parking for several vehicles which leads up to a single garage with double doors. Access to the side of the property leads round to the rear garden which enjoys views over the neighbouring countryside and is mainly laid to lawn with established hedges and borders.



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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Low energy efficient - higher running costs			
		83	80
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	



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