



£290,000

🔑 TENURE: Freehold

📊 EPC RATING:

£ COUNCIL TAX BAND: D

Market Drayton

Rowan Road
Market Drayton Shropshire



You could be forgiven for thinking that homes on this estate were all built around the same time however this detached home is the exception as it is much newer than others so if you are searching for a truly modern family home, this could be the one. Comprising entrance hall with guest WC, spacious lounge, fantastic contemporary kitchen with integrated appliances, conservatory and ground floor fourth bedroom. Upstairs there are three further bedrooms and family bathroom. Outside there is a block paved front driveway and enclosed rear garden which extends to the side.

- Modern Detached House
- Long Lounge & Conservatory
- Contemporary Fitted Kitchen With Appliances
- Guest WC & Family Bathroom
- Four Bedrooms
- Gardens To All Sides & Parking

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

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Entrance Hallway

Approached through a contemporary double glazed front entrance door with under stair store cupboard below the return staircase to the first floor. Radiator and doors off to the lounge, dining kitchen and guest WC.

Guest WC

Fitted with a white suite comprising wall mounted wash basin and low level WC. Radiator and double glazed window to the front.

Lounge 18' 3" x 9' 7" (5.55m x 2.93m)

A spacious long through lounge with brick fire place and tiled hearth and coal effect gas fire. Two radiators and double glazed windows to the front and rear.

Dining Kitchen 18' 10" x 8' 9" (5.75m x 2.67m)

Fitted with a stylish high gloss fronted contemporary base and wall units with work surfaces to three sides with matching splash back upstands and incorporating a stainless steel sink unit, drainer and mixer tap. Integral appliances include a four ring gas hob with glass splashback and electric oven below. Integrated dish washer, washing machine tall fridge and separate freezer. Radiator, double glazed window to the front and half glass door with glass side panels onto the conservatory.



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Conservatory 9' 7" x 8' 2" (2.93m x 2.48m)

Double glazed windows to three sides set on low brick walls and double glazed door to the garden. Further door to the inner hallway.

Inner Hallway

Having door off to the ground floor bedroom.

Bedroom Four 12' 1" x 7' 11" (3.69m x 2.41m)

Radiator and double glazed window to the front.

First Floor Landing

Loft access, doors off to all bedrooms and double glazed window at landing mid level.

Bedroom One 12' 2" x 8' 10" (3.71m x 2.7m)

Built in wardrobe, radiator and double glazed window to the rear.

Bedroom Two 10' 9" x 9' 8" (3.28m x 2.94m)

Double glazed window to the rear and radiator.

Bedroom Three 7' 2" x 9' 8" (2.19m x 2.94m)

Fitted with wardrobes plus cupboards above bedspace and dressing table. Radiator and double glazed window to the front.

Family Bathroom 5' 8" x 7' 2" (1.73m x 2.19m)

Fitted with a panel bath with electric shower over, pedestal wash basin and low level WC. Part tiling to the walls, radiator and double glazed window to the front.

Outside Front

The home is set behind a block paved driveway and path to the front entrance door and small garden.

Outside Rear

The home has a patio off the conservatory leading onto a lawn which extends to the side of the house which also houses the garden shed. To the rear corner is a further seating area. The rear garden offers a good degree of privacy.

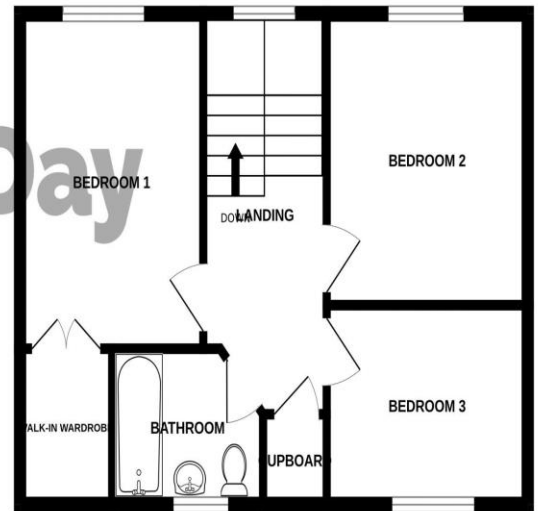
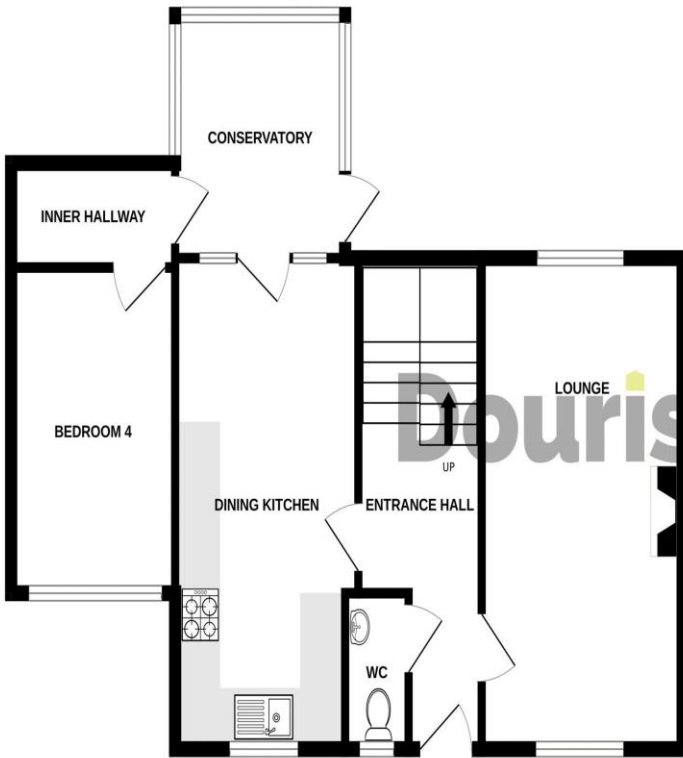
Agents Note(s):

We understand that the solar panels are owned by the property and the sellers will be transferring all the rights to the feed in tariff to the purchaser. You should seek clarification from your Solicitor at an early stage in the transaction.



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		86
(69-80)	C		88
(55-68)	D		
(39-54)	E		
(17-38)	F		
(1-16)	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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