



£360,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: C

## Market Drayton

Dog Kennel Lane Newtown  
Market Drayton Shropshire



***Set in one of the most desirable areas of Market Drayton, Rose Cottage, Dog Kennel Lane is a charming three bedroom character detached home which is presented to the highest standards, having been recently updated both inside and out, including new rendering to the highest specification, new floor coverings throughout and a modern Porcelanosa kitchen-diner with snow white Krión worktops.***

All of the internal doors have been replaced with reclaimed Rosewood Hardwood doors. The property sits on a good-sized plot with a mature landscaped garden and ample parking for up to four cars, Rose Cottage is just a short walk to the town centre, this lovely home is certain to prove very popular.

- Impressive Individual Detached House
- Immaculately Presented & Recently Renovated Home
- Lounge With Wood Burner & Family Room
- Stylish Breakfast Kitchen & Separate Utility/WC
- Three Generous Sized Bedrooms
- Contemporary Bathroom & En-Suite Wet Room

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

A smart stable door opens to the Entrance Hall setting the tone of quality you'll find throughout the property. This light and airy space has a tiled effect floor that flows through the kitchen, hallway and utility room and has a useful cloaks cupboard for coats and boots.

## Utility Room/Guest WC

Off the Entrance Hall is the ground floor Utility Room with W.C., hand basin, plumbing for washing machine and the new central heating boiler which is linked to smart radiator valves in all of the rooms.

## Breakfast Kitchen 17' 7" x 10' 0" (5.37m x 3.05m)

large Breakfast Kitchen with a good range of Porcelanosa flat-fronted soft closing units and drawers, with integrated Bosch oven and Microwave, Neff induction hob, integrated dishwasher, pull-out larder cupboard, space for an American-style fridge freezer and a walk-in pantry. The current owners have provided for an integrated fridge freezer if an American Fridge-Freezer is not required. The smart Kitchen provides a mixture of USB and normal plugs and is completed with a matching dining table, TV point and French doors opening out to the pretty composite decking area which is perfect for outdoor



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](mailto:hellomarketdrayton@dourishandday.co.uk)

entertaining or to sit and relax whilst enjoying the views over the lovely garden.

### **Family Room** 11' 4" x 10' 3" (3.45m x 3.13m)

The property has two good-size reception rooms which are just perfect for flexible modern living. The first is the Family/Dining Room with double glazed bow window overlooking the garden. Off the family room is the main living room.

### **Living Room** 14' 8" x 10' 11" (4.47m x 3.34m)

Living Room has a Clearview log burning stove and bow windows overlooking the garden and no windows overlooking the street to maintain privacy.

### **Landing**

Onto the first floor, off the landing area are the three Double Bedrooms – with one having an En Suite Shower Wet Room. All the upstairs rooms have the finishing touch of made to measure plantation-style shutters and blinds to the windows.

### **Bedroom One** 13' 7" x 10' 5" (4.15m x 3.18m)

A generous sized bedroom with radiator and double glazed windows to two elevations providing lots of natural light.

### **Bedroom Two** 10' 11" x 9' 8" (3.33m x 2.94m)

A further generous sized bedroom with radiator and double glazed windows over two elevations.

### **Bedroom Three** 9' 6" x 7' 10" (2.89m x 2.4m)

Radiator and double glazed window.

### **Family bathroom** 5' 7" x 8' 0" (1.69m x 2.45m)

Completing the accommodation is the fully tiled Bathroom with a spa bath, vanity hand-wash basin unit, WC, bidet and radiator towel rail.

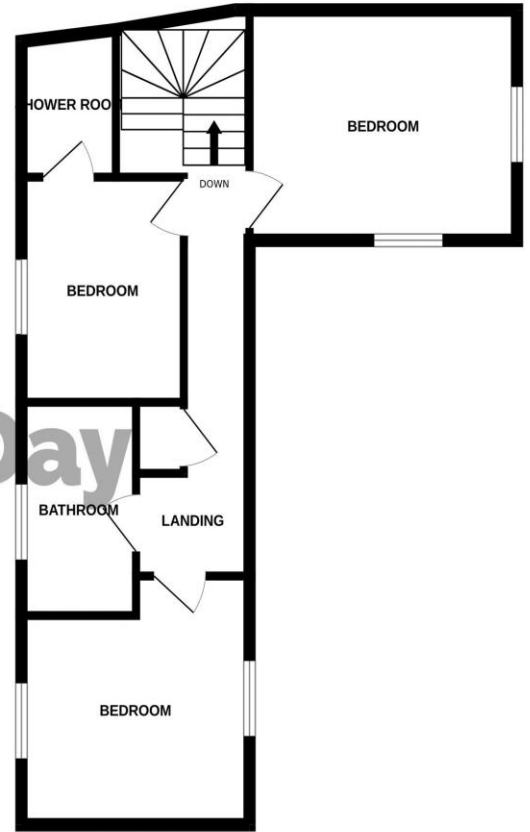
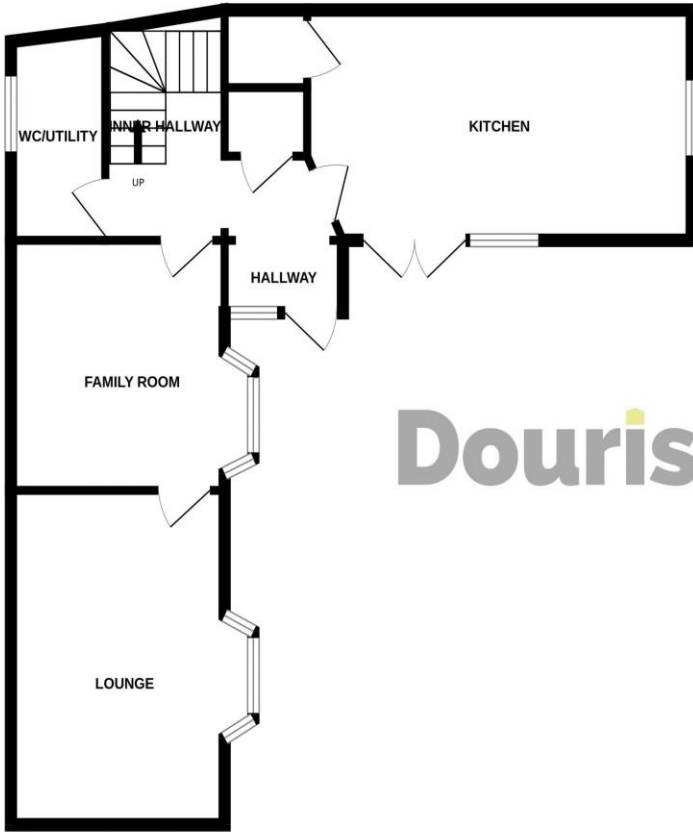
### **Outside**

Externally, the property has been landscaped to offer you a generous and private composite decked entertaining area to take in the view across the adjacent Market Drayton community picnic space, with steps off to the large lawned garden with summer house and retaining stone wall. There is off-road Parking for up to four vehicles.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-101	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
		76	55
England & Wales		EU Directive 2002/91/EC	
		www.epca.gov.uk	

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



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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