



Offers Over £500,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: E

Market Drayton

Cemetery Road
Market Drayton Shropshire



Finding a large family home close to the town centre and set within generous sized gardens is not as easy as you may think so this five bedroom detached house with double garage is bound to be popular.

There is ample parking to the front with extra space to the side ideal for a caravan or similar and the large private rear garden is perfect for a young or growing family. Internally the home offers lots of character and comprises entrance hall with wood block floor, lounge with marble fireplace, conservatory, dining kitchen, second hallway and guest WC. Upstairs there are five bedrooms and bathroom with separate WC.

- Mature Detached Character Home
- Set Within Large Mature Gardens
- Five Bedrooms
- Spacious Lounge, Dining Kitchen & Conservatory
- First Floor Bathroom With Separate WC
- Large Double Garage With Workshop Space

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Entrance Hall

Having a stained glass and leaded front entrance door leading into the hallway with wood block floor, staircase to the first floor, shelved cupboard and door to the garage.

Guest WC

Fitted with a low level WC, wall mounted wash basin and secondary double glazed window.

Lounge 15' 1" x 13' 0" (4.6m x 3.95m)

A double glazed box bay window overlooks the private rear garden and has a marble fireplace and hearth with coal effect gas fire and two radiators.

Dining Kitchen 17' 7" x 12' 0" (5.37m x 3.65m)

Fitted with base units with drawer tops and work surfaces over to two sides incorporating a one and a half bowl stainless steel sink, drainer and mixer tap. Integral four ring gas hob with canopy cooker hood over and



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electric cooker below. Double glazed window to the front and to the dining area there is a stove style coal effect electric fire set within the chimney breast with butler cupboard to the side, radiator and double glazed French doors to the conservatory.

Conservatory 11' 4" x 9' 1" (3.45m x 2.78m)

Double glazed construction set on a low brick wall with tiling to the floor and double glazed French doors to the rear.



Side Hallway

Located off the kitchen with double glazed window to the side and door to the garden.

Landing

Having cupboard housing the gas central heating boiler, loft access, two radiators, double glazed window to the front and mid landing level and a further two double glazed window to the front.

Bedroom One 13' 1" x 13' 0" (3.98m x 3.96m)

A large double bedroom with built in wardrobe and cupboards, radiator and double glazed window to the rear.



Bedroom Two 11' 1" x 10' 10" (3.39m x 3.3m)

A further double bedroom with built in wardrobe, radiator and double glazed window to the rear.



Bedroom Three 11' 0" x 9' 11" (3.35m x 3.03m)

Another double bedroom with radiator and double glazed window to the rear.

Bedroom Four 11' 0" x 9' 10" (3.35m x 3.0m)

A further double bedroom with radiator and double glazed window to the rear.

Bedroom Five 6' 4" x 11' 8" (1.92m x 3.56m)

Radiator and double glazed window to the front.



Family Bathroom 6' 1" x 9' 11" (1.86m x 3.03m)

Fitted with a panel bath with electric shower over, tiled shower cubicle and pedestal wash basin. Tiling around suite area, radiator and double glazed window to the front.



Separate WC

Fitted with a low level WC, half tiling to the walls and secondary double glazed window to the front.

Outside Front

The home is set behind an established front boundary hedge with wide tarmac driveway leading to the attached double garage with double gates to the side leading to further parking ideal for the housing of a caravan or similar. There is a corner garden to the front which is mostly lawned.

Attached Double Garage 18' 3" x 20' 0" (5.56m x 6.1m)

A large double garage with two double doors to the front, door and window to the rear, power and lighting. A door to the side leads into the house.



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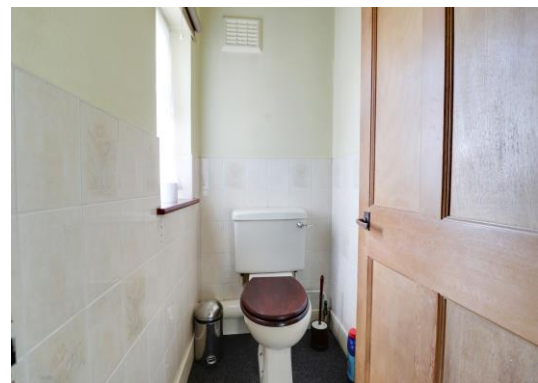
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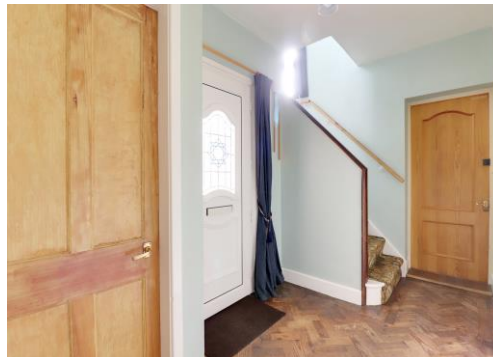
Rear Garden

The home has a large rear garden with is well screened with fencing and established trees to the borders. The garden is mostly lawned and has a patio adjacent to the house.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Energy efficiency - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
High energy efficiency - higher running costs			
England, Scotland & Wales			



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