



£550,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💰 COUNCIL TAX BAND: F

## Loggerheads Market Drayton

Market Drayton Road Loggerheads  
Market Drayton Shropshire



*This attractive detached house ticks so many boxes and is ideal for a family looking for a generous sized home. If you are looking for large gardens with lots of parking, then you need to be quick off the mark with this home. Set in generous sized gardens including carriageway driveway with two entries enabling in/out parking for more than enough cars to park as well as a double garage and a further single garage. The large rear garden is mostly lawned, again ideal for a family.*

Moving inside, the home offers three reception rooms including full length lounge, family room and study which is ideal for a work from home space. There is a good sized breakfast kitchen with range, separate utility and a ground floor shower room. Upstairs there is a family bathroom and four double bedrooms. Conveniently located just a short walk to Loggerheads centre for local shopping and great commuter links via the A53.

- Spacious Four Bedroom Detached House
- Three Reception Rooms & Sun Lounge
- Spacious Breakfast Kitchen & Separate Utility
- Downstairs Shower Room & First Floor Bathroom
- Large Front & Rear Gardens
- In & Out Driveway, Double & Single

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

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

**01630 658888**

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## Entrance Hallway

Accessed through a double glazed front entrance door with fixed double glazed side panel, stairs to the first floor, tiling to the floor and radiator.

## Living Room 21' 4" x 12' 2" (6.50m x 3.70m)

A generous sized room with fire surround with tiled inset and hearth and coal effect electric fire. Feature panelling to all walls, picture downlighting, two radiators, double glazed window to the front and double glazed French doors to the rear garden.

## Family Room 11' 6" x 10' 6" (3.50m x 3.20m)

Again having feature panelling to the walls, log effect electric fire set on a tiled hearth, radiator, double glazed bay window to the front and side.

## Study 8' 0" x 10' 9" (2.44m x 3.28m)

Having fitted book shelving with cupboards below, radiator and double glazed window to the rear.



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## **Breakfast Kitchen** 13' 7" x 15' 7" (4.15m x 4.74m)

A good sized breakfast kitchen which is fitted with a range of base and wall units, work surfaces to three sides incorporating one and a half bowl sink and mixer tap. tiled splash backs and work surface downlighting. Fitted appliances include four ring ceramic hob with cooker hood over and Stanley Range oven. Tiling to the floor which continues into the utility and shower room.

## **Utility Room** 7' 6" x 11' 9" (2.28m x 3.58m)

Fitted with base and wall units, work surfaces to two sides incorporating one and a half bowl single drainer and mixer tap. Spaces for washer and dryer, door off to the sun lounge and further door to the shower room.

## **Shower Room** 7' 5" x 4' 6" (2.27m x 1.37m)

Fitted with a shower cubicle with electric shower, pedestal wash basin with mixer tap and low level WC. Radiator and double glazed window to the rear.

## **Sun Lounge** 18' 8" x 5' 9" (5.70m x 1.75m)

Double glazed door and windows overlooking the rear garden and door off to the door to the garage.

## **Landing**

Having loft access, double door cupboard, additional single cupboard, radiator, and double glazed window to the rear.

## **Bedroom One** 11' 3" x 11' 6" (3.42m x 3.5m)

A double bedroom with full width built in wardrobes, feature period style fire place, radiator, and double glazed window to the front.

## **Bedroom Two** 8' 9" x 13' 4" (2.66m x 4.07m)

A further double bedroom with inset ceiling spot lighting, built in cupboard, radiator, and double glazed window to the front.

## **Bedroom Three** 11' 6" x 10' 7" (3.5m x 3.22m)

Yet another double bedroom with radiator and double glazed window to the front.

## **Bedroom Four** 7' 11" x 14' 5" (2.41m x 4.40m)

Having built in cupboard, radiator, and double glazed window to the rear.





**Family Bathroom** 7' 4" x 13' 3" (2.24m x 4.03m)

A good sized bathroom fitted with a traditional style suite including roll top free standing bath set on clawed feet, separate shower enclosure with electric shower, fluted pedestal wash basin and low level WC. Inset ceiling spot lighting, heated towel rail plus additional radiator and double glazed windows to both the side and rear.

**Double Garage** 22' 3" x 15' 1" (6.77m x 4.60m)

Having remote roller door with further door to the sun lounge, loft storage and double glazed windows to the side and rear.

**Single Garage** 16' 8" x 9' 4" (5.07m x 2.84m)

Having roller door to the front and window to the rear.



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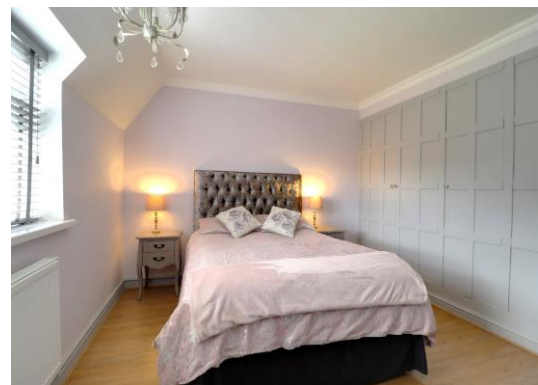
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## Externally

The home is set behind an established hedge to the front boundary with driveway accesses to both side to the carriageway driveway enabling in and out parking. There is a lawned front garden with established tree and rockery with adjacent ornamental fish pond. A gate to the side leads to the rear garden. The large rear garden has a paved patio off the lounge and sun room onto a mostly lawned garden with side sun terrace and centre planted area with established shrubs and conifers. Outside water tap and oil store.



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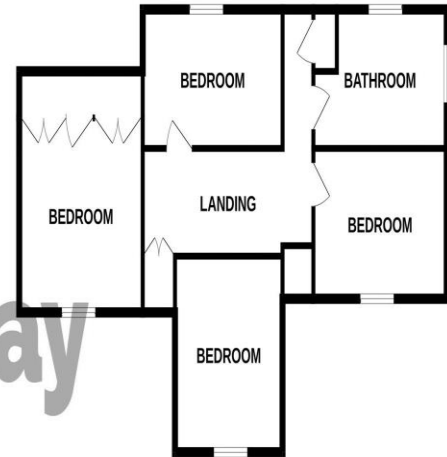
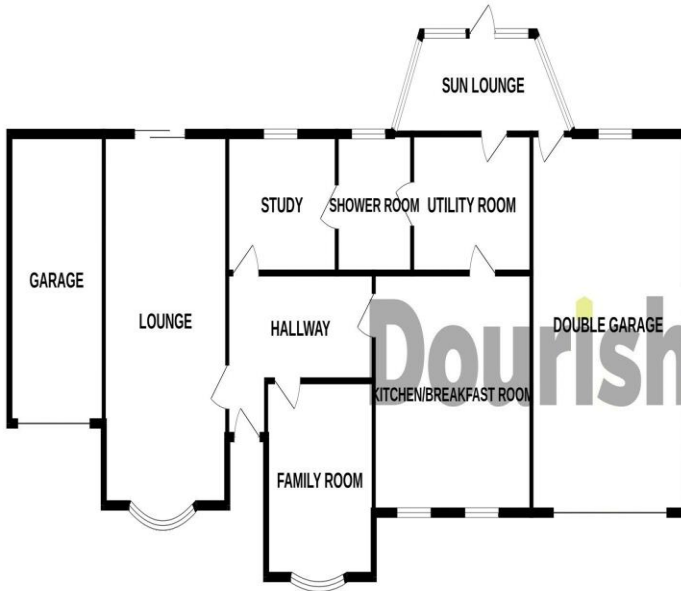
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GROUND FLOOR

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
92-100	A		
81-91	B		
69-80	C		74
55-68	D		
39-54	E	48	
21-38	F		
1-20	G		

Best energy efficient - higher rating costs  
 England & Wales EU Directive 2002/91/EC  
 www.epc4u.com



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