



£275,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: C

Market Drayton

The Old Armoury
Market Drayton Shropshire



You won't find any swords, shields or chainmail at this Old Armoury, but you will find a beautifully presented family home which has been fully renovated and is perfect for a family, located within walking distance of the town centre and many facilities!

As soon as you walk in through the front door you will begin to be impressed with the presentation. There is a lovely lounge to the front, but it is the restyled spacious dining kitchen which will impress. Having had integrated cooking facilities added as well as a range of modern units installed plus breakfast bar and French doors to the garden. Upstairs there are three bedrooms and a stylish modern family bathroom. The second bedroom also has a fixed staircase which goes to the converted loft space. There is also an attached 'garden room' which is currently used as a home salon and attached garden store with double doors to the front. There is lots of parking to the front and landscaped rear garden designed for relaxing.

- Exceptionally Well Presented Semi-Detached House
- Fantastic Fitted Kitchen & Bathroom
- Three Bedrooms
- Converted Attic Space & Added 'Sun Lounge'
- Landscaped Rear Garden Ideal For Relaxing
- Walking Distance To Town Centre

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 Hallway

Accessed through a composite front entrance door with double glazed privacy glass panels to each side. Inset ceiling spot lighting, staircase to the first floor, under stair store cupboard and radiator.

Lounge 12' 6" x 11' 1" (3.81m x 3.39m)

Having a log effect electric fire set within the chimney breast recess, radiator and double glazed window to the front. Double doors open into the dining area of the dining kitchen.

Dining Kitchen 18' 1" x 11' 1" (5.52m x 3.39m)

Without doubt the hub of the home, this fantastic stylish contemporary fitted dining kitchen has a range of base and wall units with work surfaces to three sides plus breakfast bar dividing the dining area and fitted with a four ring ceramic hob. Integrated electric oven, dishwasher and space for a fridge. Skirting spot lighting, inset ceiling spot lighting, contemporary column radiator and double glazed window to the rear. To the dining area there are double glazed French doors to the rear.



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Sun Lounge 12' 5" x 8' 6" (3.78m x 2.58m)

Currently used as a salon, this attached timber framed area offers a variety of uses and has a skylight window, inset ceiling spot lighting, corner store cupboard and double glazed French doors onto the rear garden. Door off to adjacent garden store.

Integrated Garden Store 7' 6" x 9' 3" (2.28m x 2.81m)

Having double doors to the front, fitted shelving and space for appliances.

First Floor Landing

Having loft access, matching contemporary doors to all bedrooms and family bathroom.

Bedroom One 11' 11" x 9' 7" (3.64m x 2.93m)

Fitted wardrobes to one wall, radiator and double glazed windows to the rear.

Bedroom Two 12' 0" x 9' 7" (3.65m x 2.93m)

An open fitted staircase leads to the attic space. Radiator and double glazed window to the front.

Bedroom Three 8' 5" x 8' 1" (2.56m x 2.46m)

Having a fitted bed base, radiator and double glazed window to the front.

Family Bathroom 8' 1" x 8' 6" (2.47m x 2.59m)

Fitted with a stylish contemporary white suite comprising P shaped shower bath with rainfall overhead shower and glass screen, vanity wash basin with mixer tap and low level WC. Airing cupboard housing the gas central heating boiler, Heated towel rail and double glazed window to the rear.

Attic Space 8' 10" x 11' 5" (2.70m x 3.49m) Floor area measurements

There is a fixed staircase from bedroom two below into the loft space which has been fully border, floored and carpeted. There is also a radiator and double glazed skylight window to the rear.

Outside Front

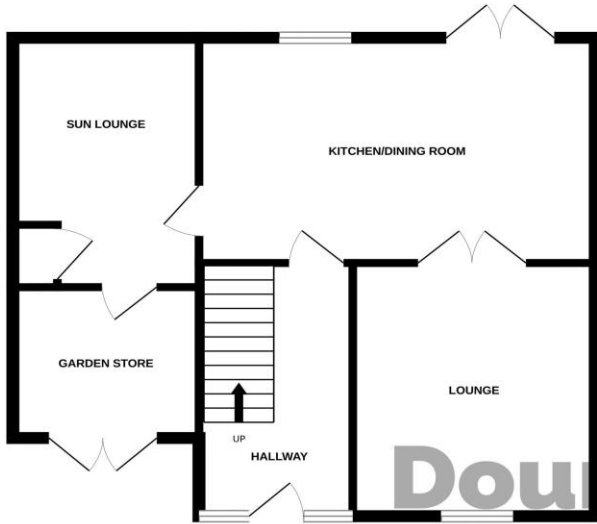
The home sits behind a mostly block paved driveway providing double width parking with conifer hedge to one side and well stocked rockery garden to the other with decorative stone covering plus low brick wall to the front boundary.

Outside Rear

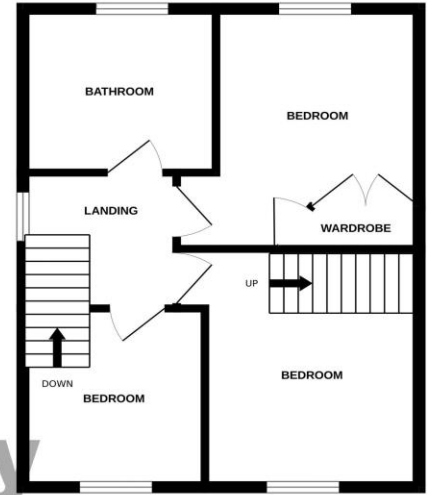
The landscaped rear garden is perfect for relaxing and entertaining. There is extensive paved shaped patio and sun terrace extending below an under cover seating area ideal for Al Fresco dining adjacent to a raised stone walled water feature and waterfall extending to a stone walled rockery. There is also an additional decking area with pergola over and lawn.



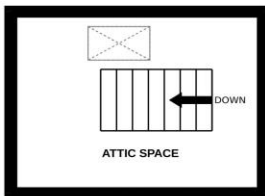
GROUND FLOOR



1ST FLOOR



2ND 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
Very 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		
		51	88
EU energy efficiency - higher running costs			
England & Wales			
			EU Directive 2002/91/EC
			www.ec.europa.eu



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