



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Norton-In-Hales Market Drayton

Main Road Norton-In-Hales  
Market Drayton Shropshire



*Homes in Norton-In-Hales are always sought after and this attractive semi detached cottage style home is going to be no exception. The character home offers sizeable rooms throughout and is an ideal family home.*

Internally the property has had new wool carpets added just last year, the home comprises entrance hallway, bay fronted lounge with wood burner, separate family/garden room, new fitted kitchen with open plan dining area. Upstairs there are three generous sized bedrooms with the master bedroom having en-suite shower room plus family bathroom. Outside there is lots of parking to the front, ideal for the mature families plus attached garage and cottage style rear garden.

- Attractive Semi-Detached House
- Desirable Village Location
- Two Reception Rooms
- Fitted Kitchen & Dining Area
- Three Bedrooms & Family Bathroom
- Gardens, Parking & Garage

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

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

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## Entrance Hallway

Approach through a solid wood front entrance door with double glazed window to the side. Spindle staircase to the first floor and radiator with decorative cover.

## Living Room

Having an attractive fireplace with integrated wood burner set on a tiled hearth with wooden mantel over.

## Dining Kitchen 11' 9" x 8' 9" (3.58m x 2.66m)

Fitted with a range of contemporary base and wall units fitted just last year with marble work surfaces over to all sides and matching splash backs. Integrated etched drainer to the adjacent sink, Neff four ring electric induction hob with cooker hood over and separate oven and integral dishwasher. and corner cupboard housing a Worcester Bosch combination boiler. Inset Ceiling spot lighting, door to the garage, tiling to the floor which continues into the dining area and double glazed window to the rear.



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## **Dining Area** 10' 10" x 9' 9" (3.30m x 2.98m)

Open plan to the kitchen having under stair store cupboard, radiator with decorative cover and double glazed French doors to the rear garden

## **Family/Garden Room** 10' 10" x 9' 10" (3.31m x 3.00m)

Radiator and double glazed window to the rear.

## **First Floor Landing**

Loft access, double door cupboard and doors off to all bedrooms and family bathroom.

## **Bedroom One** 11' 5" x 13' 0" (3.47m x 3.95m)

A generous sized bedroom with fitted bedroom furniture including two wardrobes, dressing table and bedside drawers. Radiator and double glazed window to the rear.

## **En-Suite Shower Room** 8' 2" x 5' 9" (2.50m x 1.74m)

Fitted with a white traditional style suite in keeping with the character including new corner shower cubicle with mains fed shower with two head system, pedestal wash basin and low level WC. Traditional column style radiator incorporating towel rail.

## **Bedroom Two** 9' 3" x 9' 5" (2.82m x 2.86m)

Radiator and double glazed window to the front.

## **Bedroom Three** 8' 10" x 9' 3" (2.70m x 2.83m)

Fitted wardrobes and bedside drawers, radiator and double glazed window to the front.

## **Bathroom** 6' 2" x 6' 7" (1.89m x 2.00m)

Fitted with a traditional style suite comprising panel bath with hand held shower mixer tap, pedestal wash basin with tiled splash back and low level WC. Extractor fan and radiator.

## **Outside front**

The home is set behind a stone wall front boundary with ample parking to the front which has a stone covering.

## **Attached Garage** 17' 9" x 9' 0" (5.42m x 2.75m)

Having up and over door, door and window to the side, door to the kitchen, power and lighting.

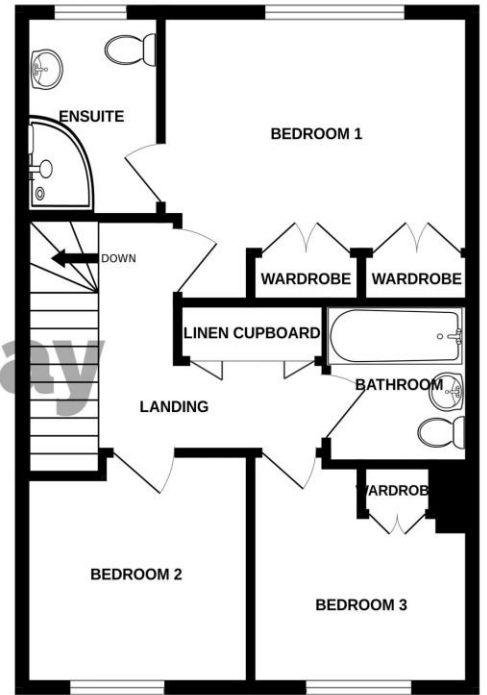
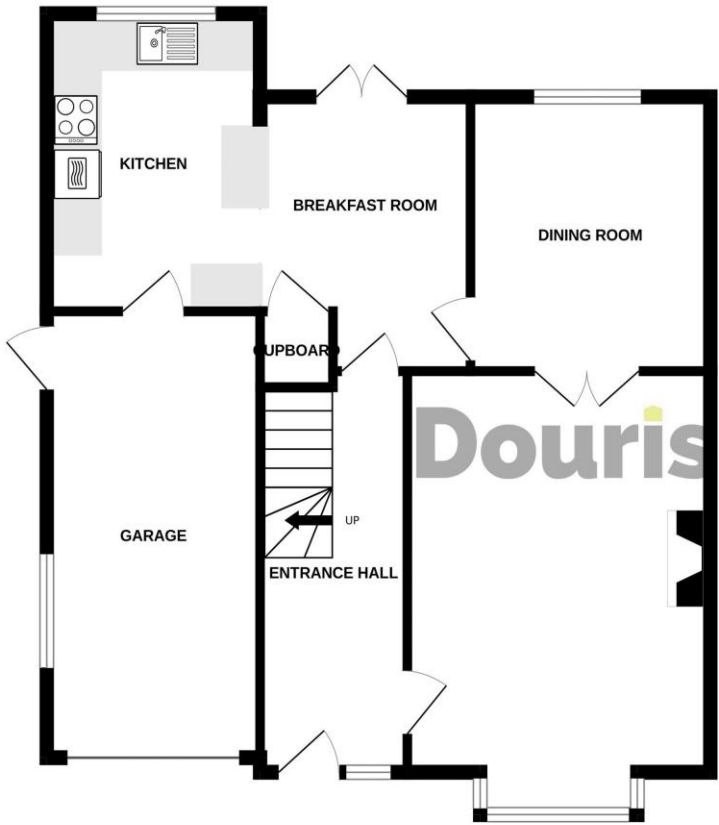
## **Outside Rear**

The enclosed rear garden has a terrace area adjacent to the house with archway to a further garden area with raised vegetable planters, lawn and garden shed.



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
Very energy efficient - lower running costs	(82+)		
A	(81-81)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Very energy efficient - higher running costs		64	77

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